

# THE NEGOTIATOR



The Magazine of the Canadian Association of Petroleum Landmen  
May 2015



## GOOD FAITH AND HONEST CONTRACTING

### Good Faith and Honest Contracting

Good Faith and Duty of  
Honesty Legal Implications

### Hydraulic Fracturing on U.S. Federal and American Indian Lands

Changes in U.S. Hydraulic  
Fracturing Regulations

### B.C. Supreme Court: Resource Development on Treaty Rights

Consideration of First  
Nations' Treaty Rights



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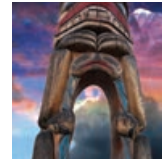
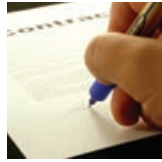
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# Good Faith and Honest Contracting

Impacts of *Bhasin v. Hrynew* on Land Agreements

IN 1796, GEORGE WASHINGTON'S PRESIDENTIAL FAREWELL LETTER INCLUDED THE ADVICE, "THAT HONESTY IS ALWAYS THE BEST POLICY." Curiously, since Confederation, honesty has never been an established principal of Canadian contract law. As polite as Canadians may be, they reserved the right to be self-serving when it came to contract performance. This has changed.

In November 2014, the Supreme Court of Canada released a landmark decision in the Alberta

case, *Bhasin v. Hrynew*, 2014 SCC 71. It has far reaching implications for the Canadian common law of contract because it expands implied terms, creates a duty of honest contractual performance, and establishes an overarching principal of good faith. The case raises policy and process concerns about how contracts are drafted, maintained, and about how they are terminated when a party experiences an economic loss due to termination. Everyone working with contracts, including petroleum land negotiators, land administrators and

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Consistent with its previous rulings, the Alberta Court of Appeal ... disagreed that there was an implied term of good faith in the context of an unambiguous contract containing an entire agreement clause that, “expressly excludes ‘terms’ which are not express.”

analysts, land brokers, joint venture representatives, accountants, engineers, and geoscientists need to know what this means and how to put it into practice.

A quick thumbnail sketch of the case is that it was about two independent sales reps, Harish Bhasin and Larry Hrynew, working for a common vendor, Canadian American Financial Corp. (“Can-Am”). Bhasin and Hrynew each had their own franchise-like arrangement with Can-Am and each ran their own independent, competitive business marketing education savings plans to investors. Their contracts with Can-Am included clauses that said: (i) the contract was for a 3-year term; (ii) either the sales rep or the vendor could terminate the agreement on six months’ notice without cause; and (iii) terms of the agreement were all the terms in the entire agreement. Hrynew wanted to take over Bhasin’s business. He applied pressure on Can-Am to terminate Bhasin’s agreement and put him out of business. Can-Am eventually complied, but along the way lied to Bhasin saying it had no plans to terminate him – until the axe suddenly fell and Bhasin’s business was toast.

When the case went to trial (*Bhasin (Bhasin & Associates) v. Hrynew*, 2011 ABQB 637) it was unclear how, if at all, lying would translate into legal liability. In earlier decisions, the Alberta Court of Appeal said there is generally no duty to perform most contracts in good faith (*Mesa Operating Partnership v. Amoco Canada Resources* 1994 ABCA 94, and *Klewchuk v. Switzer*, 2003 ABCA 187). However, that didn’t stop the Alberta Court of Queen’s Bench. It looked at several causes of action and found that Can-Am was in breach of contract because the agreement included an implied term of good faith performance. It found that Can-Am, (i) “lied,” (ii) exercised its right to terminate the contract, “in a capricious

and arbitrary manner,” and (iii) “acted dishonestly” in a “particularly unconscionable” way. Wow. Strong language for a court. From there the court also found Hrynew liable for intentionally inducing breach of contract and both Hrynew and Can-Am liable for civil conspiracy.

This decision was overturned on appeal. Consistent with its previous rulings, the Alberta Court of Appeal (*Bhasin v. Hrynew*, 2013 ABCA 98) disagreed that there was an implied term of good faith in the context of an unambiguous contract containing an entire agreement clause that, “expressly excludes ‘terms’ which are not express.” The clause would be familiar to many land administrators and negotiators. It said,

11.2 This Agreement expresses the entire and final agreement between the parties hereto and supersedes all previous agreements between the parties. There are no representations, warranties, terms, conditions or collateral agreements, express, implied or statutory, other than expressly set out in this Agreement.

The Court of Appeal also found that Hrynew was not liable, “for conspiracy or deliberate infliction of harm,” as the only alleged illegal act was breach of contract. The other causes of action fell too. But, that still wasn’t the end of it. Bhasin appealed to the Supreme Court of Canada.

Bhasin may have felt disappointed as the Supreme Court agreed with the Court of Appeal that Hrynew was not liable for inducing breach of contract or unlawful conspiracy. It reached this decision because Hrynew was not a party to the contract between Bhasin and Can-Am. However, the Supreme Court wasn’t done



## A Snapshot of Sayer’s Recent Transactions

<p style="font-size: small;">the Glen Ewen and Luseland, Saskatchewan properties of</p>  <p style="font-size: x-small;">have been sold through its receiver</p>  <p style="font-size: x-small;">for approximately <b>\$5.2 million</b> January 2015</p>	<p style="font-size: small;">mapleleaf funds <small>430.09 29 JULY 481</small></p> <p style="font-size: x-small;">has sold its royalty interests held by Maple Leaf 2012 Energy Income Limited Partnership to</p>  <p style="font-size: x-small;">for approximately <b>\$9.0 million</b> January 2015</p>	 <p style="font-size: x-small;">has sold its interests in the Pembina area of Alberta</p> <p style="font-size: x-small;">February 2015</p>	 <p style="font-size: x-small;">has sold its interests in the Ferrier area of Alberta</p> <p style="font-size: x-small;">February 2015</p>	<p style="font-size: small;"><b>Shooting Star Energy Ltd.</b></p> <p style="font-size: x-small;">has sold certain of its interests in the Maryfield area of Saskatchewan</p> <p style="font-size: x-small;">February 2015</p>
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and that's where this case really got interesting.

The Supreme Court disagreed with the Alberta Court of Appeal and found Can-Am liable for breach of the duty of honest performance, "when it failed to act honestly with Mr. Bhasin in exercising the non-renewal clause." The Supreme Court said that Can-Am did not have appropriate regard for the business interests of its contractual partner, Bhasin. It found Can-Am liable for \$87,000 in damages, representing the value of Bhasin's business at the time of non-renewal explaining that, "if Can-Am had performed the contract honestly, Mr. Bhasin would have been able to retain the value of his business rather than see it, in effect, expropriated and turned over to Mr. Hrynew."

In reaching its decision the Supreme Court said it was introducing brand new concepts to the common law and contract law in two incremental steps: (i) "good faith"; and (ii) "duty of honesty". Defining good faith and duty of honesty in the abstract is a bit like trying to pin jelly to the wall. So, to characterize these tricky concepts the Supreme Court said some powerful new stuff.

The first part of the new doctrine is that good faith is now characterized as an, "overarching organizing principle," of Canadian contract law. It is, "not a freestanding rule, but rather a standard that underpins and is manifested in more specific legal doctrines and may be given different weight in different situations." As an overarching organizing principal, good faith is not an implied term. It is, "a requirement of justice from which more specific legal doctrines

may be derived." It means parties, "generally must perform their contractual duties honestly and reasonably and not capriciously or arbitrarily." This includes, "honest, candid, forthright or reasonable contractual performance," and this list is not closed. Canadian courts may add more characteristics as new cases are heard.

The second part of the new doctrine is that honest contractual performance is now a common law duty applying to all contracts. Acting honestly is a minimum legal expectation that cannot be excluded by contract language. It remains possible that parties may establish their own standards for satisfying this duty as long as the core of the duty is respected. In the Supreme Court's words, "it is a simple requirement not to lie or mislead the other party about one's contractual performance." Since this is now a general doctrine and not an implied term, it cannot be excluded by an, "entire agreement clause." In the Supreme Court's own words, "...because the duty of honesty in contractual performance is a general doctrine of contract law that applies to all contracts... the parties are not free to exclude it." However, the Supreme Court also says that it is, "not a duty of loyalty or of disclosure." It does not, "require a party to forego advantages flowing from a contract." It does not impose a, "duty to subordinate [a party's own] interest to that of the other party."

The Supreme Court did not specifically address whether this new organizing principal of good faith and duty of honest contractual performance applies to existing contracts. However, it's reasonable to assume that parties to contracts that are currently in force should

The advertisement features a red-to-yellow gradient background. At the top center is the Jaguar Land Group Ltd. logo, which includes a blue and red chevron above the word "JAGUAR" in bold black letters, with "LAND GROUP LTD." underneath. Below the logo is a row of six black silhouettes of people in various jumping and running poses. At the bottom, the text "15 YEARS AND COUNTING!" is written in large, white, bold, sans-serif font. Below that, "Thanks to you!" is written in a yellow, cursive script. In the bottom right corner, there are small blue icons for Twitter and LinkedIn. At the very bottom, contact information is listed: "Jaguar Land Group Ltd. – A&D Specialists Ph. 403-718-0525 www.jaguarland.ca info@jaguarland.ca" and "A&D / LLR / Contract, Mineral, Surface & JV clean-up & maintenance".

apply this doctrine on a go-forward basis. Whether the doctrine can be used in litigation that has already commenced is a more complicated question that requires consultation with legal counsel.

The application of this case to petroleum land law may lead to increased litigation due to uncertainty about the extent of the organizing principal and duty. It raises questions about the implications that arise if a party remains silent in response to an inquiry. Silence may be a form of dishonesty by omission that breaches the duty of honest contractual performance. It may also raise disclosure expectations when issuing rights of first refusal particularly in the face of a request for more information when using an exception. Summary judgments may be more difficult as honesty becomes an issue worthy of trial. There may be expansion of the scope of discovery to support closer scrutiny of not only what a party did, but why and how they did it as decision making motives may go to good faith and honesty. If a party is subject to the discretion of another party, asking questions may be an effective defence.

There may be risk in terminating a contract without consideration for its impact on the other party's business interests, but this does not mean a party cannot decide to not renew a contract. It does mean that a party cannot deliberately mislead its contracting partner about its intentions and it means that parties should exercise caution vis-à-vis renewal or non-renewal provisions and maintain appropriate supporting documentation.


Termination of freehold leases may engage application of this principal because it has an impact on the lessee's business interests especially when relying on subjective grounds such as whether or not a well is capable of production. However, termination that is triggered by objective criteria such as expiry of the primary term without payment or drilling is less likely to raise issues about good faith or honesty.

Surface lease rent review probably triggers a legal duty to act honestly and in good faith. Lessees need to ensure they do not remain silent and are as transparent as reasonably possible in the face of an inquiry even when exercising what might seem to be a clear contractual right. Parties must have regard to the legitimate contractual interests of the contracting partner. Document internal decision making processes to confirm that decisions are not considered capricious or arbitrary. Give careful consideration to how and what is communicated to other contract parties. A misrepresentation anywhere along the line by any employee, contractor, broker, or other agent may incur legal liability.

In the oil and gas industry, unit agreements, unit operating agreements, PASC accounting procedures, and use of the CAPL operating procedures are among the commercial contracts impacted by this new legal doctrine. It may re-draw the legal line for an operator choosing to maximize its own benefits or limit its obligations. For example, it probably expands operator obligations despite 2007 CAPL 1.05C saying the operator will not, "have any additional obligation in contract, at law or in equity." It may broaden an operator's fiduciary duty to respond to inquiries of joint

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Time will tell if the new organizing principal of good faith and duty of honest contractual performance makes the wheels of freehold petroleum and natural gas leases, petroleum land contracts, joint venture agreements, and other commercial contracts turn more smoothly, or grind to a halt.

operators despite the language of 2007 CAPL 1.05A that attempts to narrow the scope of fiduciary duty. As parties cannot completely contract out of the new organizing principal and duty, it may limit the scope of 2007 CAPL 1.05B that expressly recognizes joint operators as competitors and says each party, “is free to conduct its business in such manner as it, in its sole discretion, sees fit.” This is not to say that the doctrine limits competition. The Supreme Court said that, “honest performance will vary with context and the parties should be free in some contexts to relax the requirements of the doctrine so long as they respect its minimum core requirements.” It may mean that operators and joint operators are free to compete as long as their dealings respect good faith and honesty.

It’s unclear how it may impact any tactical business use of independent operations notices designed to influence the business interests of competitors (2007 CAPL Article X). The Supreme Court says that,

The organizing principal of good faith exemplifies the notion that, in carrying out his or her own performance of the contract, a contracting party should have appropriate regard to the legitimate contractual interests of the contracting partner. While ‘appropriate regard’ for the party’s interest will vary on the context of the contractual relationship, it does not require acting to serve those interests in all cases. It merely requires that a party not seek to undermine those interests in bad faith... Unlike fiduciary duties, good faith performance does not engage duties of loyalty to the other contracting party or a duty to put the interests of the other contracting party first.


However, it’s still unknown what “appropriate regard” means, or what “legitimate interests” are, or what “bad faith” means, or what kind of conduct fills the spectrum between fiduciary obligations and good faith performance. Future case law will help settle these interpretations.

There is also a duty to consider that the timeliness of an operator’s response may have an impact on the business interests of the joint operators. Any response that is incomplete may be a form of dishonesty by omission. An operator giving notice of, “the revised terms and conditions on which it would continue as Operator” (2007 CAPL 2.05) may need to consider impacts on business interests of the joint operators. The forecast of operations (2007 CAPL 5.04) may

be subject to greater scrutiny and sensitivity. Although the clause says it is, “for informational purposes only,” this may not be sufficient to overcome the new duty to avoid dishonesty by omission and the duty to consider the impact on the business interests of the joint operators. Some operator accounting practices may be open to review under this new doctrine. It may create a duty on operators to provide timely advice to its joint operators of its financial distress to empower them to take in kind and mitigate risks from commingled funds following, *Brookfield Bridge Lending Fund Inc. v. Karl Oil and Gas Ltd.*, 2009 ABCA 99.

Except in the case of tendering, it appears that the new doctrine does not apply to contractual negotiations. Negligent or fraudulent misrepresentation still applies. It always did. However, the principal of good faith and duty of honest contractual performance is about the performance of contractual obligations after the agreement is in place, not before. It encourages parties to be even more explicit about the language used in negotiated contract terms especially if seeking to contractually “relax” the meaning of honest contractual performance. The generically worded, “entire agreement clause,” in most existing contracts is insufficient.

Time will tell if the new organizing principal of good faith and duty of honest contractual performance makes the wheels of freehold petroleum and natural gas leases, petroleum land contracts, joint venture agreements, and other commercial contracts turn more smoothly, or grind to a halt. A positive outcome is that it tends to better align the Canadian common law of contract with the law in Quebec and the USA, but it is unlikely that case law from these jurisdictions can be applied directly. Interpretation of an “unless lease” shows how different US and Canadian courts can be.

In this new contracting world, petroleum land departments are advised to consult legal counsel for guidance and review of existing precedents, policies, and procedures. This conversation should include how electronic data is maintained in land information systems, document management systems, shared drives, and email as all of it can be producible evidence in court. 

*Tracey Stock, lawyer, engineer, and landman, has extensive experience in corporate and commercial law, energy and mining law, intellectual property, mergers and acquisitions, land negotiations and administration, A&D, joint ventures, economic evaluation of oil and gas assets, and information systems development and management.*





# Hydraulic Fracturing on U.S. Federal and American Indian Lands

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ON MARCH 26, 2015, THE UNITED STATES DEPARTMENT OF THE INTERIOR — BUREAU OF LAND MANAGEMENT (THE “BLM”), announced new regulations on hydraulic fracturing on Federal and American Indian lands. The *Oil and Gas; Hydraulic Fracturing on Federal and Indian Lands* (the “Regulations”) take effect June 24, 2015.

## Background

Under the authority of the *Federal Land Policy and Management Act*, the BLM administers oil and gas operations in the United States, protecting Federal and Indian lands while allowing for appropriate development of resources. The BLM oversees approximately 700 million subsurface acres of Federal and 56 million subsurface acres of Indian

Currently, there are nearly 100,000 oil and gas wells and 47,000 active oil and gas leases on Federally-managed lands. Of the wells being drilled, more than 90 percent utilize hydraulic fracturing.

mineral estates. Currently, there are nearly 100,000 oil and gas wells and 47,000 active oil and gas leases on Federally-managed lands. Of the wells being drilled, more than 90 percent utilize hydraulic fracturing.

The Regulations are part of the BLM's overall goal of modernizing onshore oil and gas drilling regulations given that the current regulations are more than 30 years old. The Regulations are designed to complement existing oil and gas and environmental laws. The BLM began working on the Regulations in the Fall of 2010, amid growing public concern with the expansion of hydraulic fracturing in the United States and published the first format of the new regulations on May 11, 2012 entitled *Oil and Gas; Well Stimulation, Including Hydraulic Fracturing, on Federal and Indian Lands*. A supplemental version entitled *Oil and Gas Hydraulic Fracturing on Federal and Indian Lands* was published on May 24, 2013. Public consultation included regional forums and stakeholder meetings. During the public consultation process, more than 1.5 million public and stakeholder comments were received.

### The Regulations

Key changes to the Regulations from the May 11, 2012 and May 24, 2013 versions include the following:

- a) the allowable use of an expanded set of cement evaluation tools to ensure that usable water zones have been isolated and protected from contamination;
- (b) replacement of the "type well" concept to demonstrate well integrity with a requirement to demonstrate well integrity for all wells;
- (c) more stringent requirements with respect to claims of trade secrets exempt from disclosure;
- (d) more protective requirements to ensure that fluids recovered during hydraulic fracturing operations are contained;



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... the Regulations include a process whereby States and tribes may request variances from the provisions where they have equal or more stringent regulations in place

(e) additional disclosure and public availability of information about each hydraulic fracturing operation; and

(f) revised records retention requirements to ensure that records of chemicals used in hydraulic fracturing operations are retained for the life of the well,

and in the end, best practices under the Regulations can be summarized as follows:

(a) providing public disclosure of chemicals used in hydraulic fracturing;

(b) providing confirmation that wells used in hydraulic fracturing meet appropriate construction standards;

(c) controlling flowback waters from fracturing operations in an environmentally responsible way;

(d) increasing public awareness where hydraulic fracturing has occurred and the existence of any wells or geologic faults or fractures in the area;

(e) clarifying and strengthening existing rules related to well construction to ensure integrity and account for recent technological developments; and (f) aligning requirements with State and tribal authorities with respect to water zones or sensitive water features requiring protection.

All that having been said, generally the Regulations follow or are based on the existing State or tribal rules and industry best practices. As a result, the costs to industry to implement the Regulations have been estimated by the BLM to be less than 0.25 percent of the total well-drilling costs. In addition, the Regulations include a process whereby States and tribes may request variances from the provisions where they have equal or more stringent regulations in place. This is expected to reduce

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Operators must disclose the chemicals they are using to the BLM and to the public, with some exceptions to be made for trade secrets as verified by sworn affidavit.



administrative and enforcement costs and to encourage States and tribes to develop their own hydraulic fracturing standards.

### BLM Approval for a Permit to Drill

In addition to any State or tribal requirements that may apply, operators must comply with the following BLM requirements prior to conducting oil and gas operations on Federal or Indian lands. Most importantly, operators must obtain a permit to drill by completing an Application for a Permit to Drill (APD), including a drilling plan, a well plat and a surface use plan that will identify the well location and important aspects of the proposed operations. This allows the BLM to fully appraise the technical adequacy and environmental effects associated with the proposed project. Information that must be included in the

drilling plan includes geological information, specifications for blowout prevention equipment, a description of the proposed casing program, information regarding the proposed cementing program, information regarding the proposed drilling fluid and proposed testing, logging and coring procedures, an estimate of the bottom-hole pressure, and other pertinent information. In addition, operators planning hydraulic fracturing operations must submit detailed information about the proposed operation, the wellbore geology, the location of faults and fractures, the depths of usable water, the estimated volume of fluid to be used, and the estimated direction and length of fractures.

The BLM will post notices of APDs for oil and gas development on Federal lands for public inspection for at least 30 days. APDs are not posted publicly for Indian lands since there are no requirements

in the Indian leasing statutes requiring the BLM to do so. During the 30 day period, interested public and stakeholders may express their concerns to the BLM as part of the site-specific environmental analysis process. The BLM will then schedule an onsite inspection with the operator to identify site-specific resource concerns and requirements. Any concerns or issues identified during the analysis may result in conditions of approval attached to the operator's drilling permit. Such conditions of approval may require, forbid or control specified activities or disturbances, such as providing for erosion control, seasonal restrictions or environmental protections. Moreover, the BLM encourages baseline water testing as a best management practice and may actually require water testing and monitoring depending on local conditions and concerns. Certain states such as Colorado and Wyoming already require this.

### Post Approval

Prior to beginning hydraulic fracturing, the operator must successfully perform a mechanical integrity test and thereafter monitor annulus pressure during operations. Any recovered fluids must be managed in a rigid enclosed, covered or netted and screened above-ground storage tank. While there are some exceptions to this, they are very limited and will only be approved on a case-by-case basis. Operators must disclose the chemicals they are using

to the BLM and to the public, with some exceptions to be made for trade secrets as verified by a sworn affidavit. It is expected that public disclosure of chemicals will be done through the FracFocus database managed by the Ground Water Protection Council (<http://fracfocus.org>). Under the Regulations, the BLM may request documentation from the operator to ensure compliance with the above-listed requirements.

The existing BLM requirements with respect to post-approval inspections, ongoing reporting during production, well plugging, abandonment and site restoration will continue to apply. BLM inspectors may conduct inspections of drilling and plugging operations to ensure compliance.

### Going Forward

The BLM is optimistic that the Regulations will prevent damage to water quality, the environment and public health. The BLM will evaluate the adequacy of the Regulations after seven years, taking into account emerging technological developments and current health and environmental protections. In its initiative to modernize onshore oil and gas drilling regulations, the BLM is working on additional measures, including regulations to control where oil and gas leasing occurs and to protect sensitive areas from drilling. 📄

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# B.C. Supreme Court to Consider Cumulative Impacts of Resource Development on Treaty Rights

ON MARCH 3, 2015, BLUEBERRY RIVER FIRST NATION (“BRFN”) SUED THE PROVINCE OF B.C. SEEKING TO BREAK NEW GROUND by considering the

cumulative impacts of resource development on BRFN’s traditional territory and treaty rights. Members of BRFN are ancestors to signatories to Treaty 8 and its traditional territory lies in

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**LAURA GILL,**  
**MIKE THEROUX,**  
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**& WALLY BRAUL**  
BENNET JONES LLP

the Upper Peace River region in northeastern B.C. The outcome of the litigation will directly impact the development of B.C.'s planned Site C hydroelectric dam on the Peace River ("Site C") and development of the Montney gas fields located within BRFN's traditional territory.

The concept of "cumulative impacts" refers to the combined effects of multiple industrial activities on the livelihood of First Nations over time. Treaty 8 grants the right to hunt, trap and fish throughout surrendered lands, except on tracts that are required to be taken up by the Crown from time to time for settlement, mining, lumbering, trading or other purposes. The Crown's right to take up lands is subject to the duty to consult and accommodate the concerns of affected First Nations.

Prior to commencing the litigation, BRFN terminated a series of agreements with the Province, including an Economic Benefits Agreement and seven related Resource Management Agreements, on the basis that the Province failed to consider the cumulative effects of development on BRFN's traditional territory. BRFN allege that the Province breached its obligations under Treaty 8, contrary to the Province's constitutional obligations and the honour of the Crown, by authorizing the "consistent and increasingly accelerated degradation" of BRFN's traditional territory through land alienation, resource extraction, and industrial activities without regard to potential adverse cumulative impacts. BRFN state that

the cumulative impacts of these Crown-authorized activities have reached the point of infringement, as they have left BRFN members with almost no traditional territory to meaningfully pursue their constitutionally protected rights under Treaty 8.

BRFN's lawsuit is one of the first to assert cumulative impacts as the primary grounds for treaty infringement, and is notable in that it is not directed at a specific project. Previous claims relating to the cumulative effects of resource development have not yet generated any significant judicial commentary. For example, Beaver Lake Cree Nation ("BLCN") commenced a similar lawsuit in 2008 alleging that the governments of Alberta and Canada permitted the cumulative impacts of resource activities to violate BLCN's rights under Treaty 6 to hunt, fish, and trap in their traditional territory, but a trial of the claim has not yet been heard. In addition, the Alberta Court of Appeal denied Fort McKay First Nation's application for leave to appeal the decision of the Alberta Energy Regulator (the "AER") on grounds relating to the AER's jurisdiction to consider the cumulative impacts of an application for a major steam assisted gravity drainage bitumen (SAGD) oilsands project in *Fort McKay First Nation v Alberta Energy Regulator*, 2013 ABCA 355.

Should BRFN's claim proceed to trial, the case may lead to the first substantive judicial consideration of the significance of the cumulative impacts of resource development on First Nations'

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traditional territory and treaty rights, and the meaning of the Crown's duty to consult and accommodate where land subject to a treaty is taken up for resource development. Since BRFN's challenge is not directed at a specific project, the court will likely be required to assess the cumulative effects of all of the projects and proposed activity within BRFN's traditional territory. Pending trial, BRFN may seek an injunction that could restrict government permitting and activities under existing permits, and result

in delays for Site C and other resource development in BRFN traditional territory. 

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First published March 31, 2015 on  
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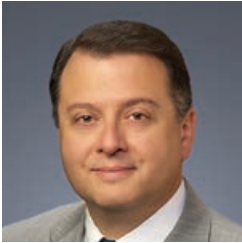
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# The Negotiator's Message From the Board



**Field Acquisition and Management IT HAS BEEN A REWARDING EXPERIENCE TO SERVE ON THE BOARD OF DIRECTORS FOR THE CANADIAN ASSOCIATION OF PETROLEUM LANDMEN THIS PAST YEAR.**


I look forward to the coming year, and the opportunity to work with fellow Board members in serving the membership and industry. When I was elected to serve on the Board of Directors, I was asked to take on the position of Director of Field Acquisition and Management. This was a committee I had served on for many years and was familiar with its purpose and knew many of its members, so I gladly accepted the portfolio.

The Field Acquisition and Management Committee represents the surface components of the land profession within the CAPL. The committee consists of approximately thirty-seven members, including a Chair, Vice-Chair, and Secretary. Many of the members actively participate by volunteering to serve as liaisons with other organizations, which in some respect, touch on an element affecting the acquisition of interest in land. There are eleven liaison positions; the Land Agents who fill these positions report back to the committee at our monthly meeting. A few of the areas of interest in respect to policy and current access issues which are reported include the Land Agent Advisory Committee, CAPP, Olds College, and the energy regulator for the four western provinces, to name a few. Through these liaison positions the FAM seeks ways to increase the CAPL's voice when there are concerns regarding regulatory changes and developing trends. In order to accomplish

this goal, the FAM actively participates in discussions regarding current issues that affect our industry in respect to surface rights and securing access to land. This often involves serving on sub-committees, and issuing correspondence to government and/or organizations who affect the way we do business.

When we consider the number of challenges that have come our way in recent times, the need for such a committee as the FAM is as great as ever. Apart from the liaison and sub-committee work that takes place, the FAM endeavors to be a source of information to surface land professionals. As issues are discussed at the monthly meeting, the information gathered there can be taken by the individual members and brought back to their company and industry peers. These days there seems to be no shortage of issues to address: Changing government regulations, First Nation consultation, potential reviews of the Surface Rights Act, and matters regarding compensation. There were a number of meetings held this past year with Alberta government representatives regarding the proposed levy or fee structure that the government sought to impose. The changes within the Alberta Energy Regulator and its processes has kept us on our toes making sure we are informed of the latest modifications. The increased costs and risks associated with gaining access to land are coming from a number of directions.

It is safe to say that we have very few dull moments in the world of surface rights acquisition these days. Perhaps there had never been very many dull days in our profession, which is part of the reason it is such a worthwhile career. The challenges we face can be daunting at times, which makes the positive outcomes we experience all the more rewarding.

The FAM committee is in a rebuilding mode and we are encouraged at the quality and commitment of the members who wish to see the committee remain relevant, enhancing professionalism within the field of surface land, and promoting the Canadian Association of Petroleum Landmen. 

*Paul Mandry, PS�*

*Director of Field Acquisition and Management*



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# 2015 CAPL Squash Tournament

THE CAPL SQUASH TOURNAMENT WAS HELD ON SATURDAY MARCH 7 AT THE GLENCOE CLUB and once again, the competitors were treated to a great night of competitive squash, lots of laughs, camaraderie, and a fabulous assortment of food, fun and prizes, and even some post-event bowling! The top teams this year were:

## First Place

Craig Stayura, Anton Rosenbaum, Brad Reynolds

## Second Place

Matthew Rasula, Bryan Edstrom, Jarvis Nicoll, Ryan Swanson

A special thank you to the Committee for their hard work and especially the Sponsors for their generous contributions in today's tough economic environment. Thanks to you, the tournament was a big success and continues to be one of the premier events on the CAPL social calendar. It was also a pleasure having all the new players who came out to try this event - we look forward to seeing you next year!

The Sponsors for the tournament were:

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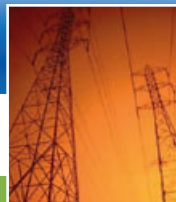
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# CAPL Merit Awards, President's Reception & Networking Night

May 28, 2015  
Westin Hotel

WE LOOK FORWARD TO SEEING EVERYONE AT THIS YEAR'S MERIT AWARDS. The meeting format will be similar to our January Management Night with a networking theatre style seating for the presentation of Service Pins, Individual and Corporate Merit Awards. We packed the house in January with over 400 members and guests – let's do the same to honour all our Past Presidents and colleagues.

We have also moved our Past President's Reception to correspond with this evening of celebration. We will again be hosting a Scotch and Wine Tasting for our Past Presidents to acknowledge their efforts and dedication.

Please join us for a fun evening of re-connecting with friends and business associates and help us celebrate the volunteers and long term members of your Association.

## Past President's Reception

4:00-5:00 p.m.

Scotch & Wine Tasting

## General Reception

4:30-5:30 p.m.

Members, Guests & Award Recipients  
Full Bar and Appetizers for everyone



## General Meeting

5:30-6:30 p.m.

Service Pin & Merit Award Presentations

## General Reception (cont'd)

6:30-10:00 p.m.

Scotch & Wine Tasting for everyone including Full Bar and Dinner Level Food Stations. ☰



# CAPL 2015 Salmon Fishing Adventure

## September 1-5, 2015

North America's ultimate sport fishing  
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**JUST SOUTH OF ALASKA, OFF THE NORTHERN TIP OF CANADA'S REMOTE HAIDA GWAI ARCHIPELAGO, LIES LANGARA ISLAND – A PLACE SMALL IN SIZE BUT LARGE IN ADVENTURE.** This is one of the few places on earth still untouched by development and abundant with wildlife.

Here you will find humpback and killer whales sharing waters with sea lions, dolphins and porpoises. Extremely rugged coastlines frame ancient wind-swept forests and trophy-size salmon swimming with giant halibut.

Today, comfortable accommodations and gourmet cuisine are now an equally impressive part of this remote corner of the world, thanks to Langara Fishing Lodge.

Langara Fishing Adventures first brought sportfishing to these unexplored waters 30 years ago. Since then, they have introduced thousands of anglers and outdoor enthusiasts to the beauty and bounty of this incredible location, and have earned Langara Island a place amongst the world's great fishing destinations.

For both the avid CAPL angler and the novice CAPL angler, this trip offers access to the most abundant salmon fishing waters in North America. Langara Island lies at the head of the key migratory route for almost every run of Pacific salmon returning to rivers throughout British Columbia, Washington, Oregon and Northern California. At Langara Island to date we have caught chinook salmon over 50 lbs, coho salmon over 20 lbs, chum salmon over 20 lbs, lingcod over 60 lbs, halibut up to 250 lbs and rockfish up to 25 lbs. Larger lingcod and halibut are returned to spawn again and protect the future sport fishery. One of the key



factors attracting people to this trip is the opportunity to bring home over 100 lbs of fresh fish.

Despite its remote location on the edge of the Pacific Ocean, Langara Island features many protected bays and passages, allowing you to enjoy an entire trip of great fishing without having to head out into open water. This greatly adds to fishing comfort.

For the outdoor enthusiast, every day here holds the promise of a once-in-a-lifetime moment: sighting a humpback or killer whale in full breach; racing alongside a fast-moving pod of acrobatic dolphins; and, of course, the exhausted joy of reeling in a mighty Pacific salmon. Seals, sea lions, river otters and recently sea otters can be spotted along with many different species of sea birds including the magnificent albatross. Peregrine falcons and bald eagles are regular sights in the air and often you can see the dorsal fin of a salmon or blue shark or a fin of the amazing Mola mola or ocean sunfish.

Langara Fishing Adventures' incredible setting, luxurious facilities and unrivaled attention to service make this the ultimate choice for anyone in search of a truly unique adventure. Langara also has a solid safety program in place with key focus on the water safety processes as well as emergency response plans. They monitor the ocean conditions continuously to keep guests safe. The trip also offers a fully guided option to take the guesswork out of your adventure. Alternatively if you know what you



are doing you can opt into the unguided option.

Although Langara Island is one of the most remote places in North America, it is very easy to get to – this trip includes the convenient flights direct from Calgary to Masset, Haida Gwaii.

Included is air travel to Haida Gwaii, a scenic helicopter flight to the lodge, accommodations, gourmet meals, marine clothing, private boats, all equipment and care of your catch. Helicopter sight-seeing tours, hiking, beachcombing and a tour of an ancient Haida village are just a few of the extras available to make your trip even more unforgettable.

This trip receives a very special CAPL discount. Contact Kevin Egan at [Kevin.egan@Huskyenergy.com](mailto:Kevin.egan@Huskyenergy.com) to book your fishing adventure. 📞

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## 2015 CAPL Golf Tournament

Thursday, August 20, 2015

Heritage Pointe Golf Club


CAPL WOULD LIKE TO INVITE THE MEMBERSHIP TO OUR ANNUAL GOLF TOURNAMENT WITH TITLE SPONSOR GEOLOGIC AT HERITAGE POINTE GOLF CLUB ON AUGUST 20, 2015. For those not familiar with the tournament, this is a casual round meant for players of all skill levels to come out and enjoy a relaxing day of networking and golf.

As one of the premier CAPL events of the year, the tournament is a fantastic opportunity to interact with participants from

all sectors of the land community and meet new contacts or reconnect with old friends. Registration begins the week of May 18 so get your entries in early as the tournament has sold-out quickly in past years. Registration will be 100% online this year as we encourage a transition to paperless technology. The link for online registration will be available by clicking on the Golf Tournament under Social Events on the CAPL website (<http://www.landman.ca>).

With no increase in registration cost (\$200 including GST) we are excited to once again test the challenging layout at Heritage Pointe Golf Club. We will be playing a scramble format with a shotgun start and a reception and dinner to follow.

CAPL is pleased to provide bus transportation which will be available to and from downtown. If you have any questions regarding the tournament or sponsorship opportunities please contact Craig Stayura at (403) 776-6765, or email [CStayura@mosaicenergy.ca](mailto:CStayura@mosaicenergy.ca) or Garrett Zokol at (403)-476-8991, or email [garrett.zokol@lexterraland.com](mailto:garrett.zokol@lexterraland.com).

We look forward to seeing you all again at the 2015 CAPL Golf Tournament brought to you by geoLOGIC. 



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# Olds College Land Agent & Land Analyst Programs 33rd Annual Reception



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## OLDS COLLEGE

THE OLDS COLLEGE LAND AGENT & LAND ANALYST PROGRAMS' 33<sup>RD</sup> ANNUAL RECEPTION TOOK PLACE MARCH 26, 2015 AT THE CRYSTAL BALLROOM IN THE FAIRMONT PALLISER IN CALGARY. This annual event consistently attracts current students, past graduates of the program, and industry personnel involved in various aspects of the energy, right-of-way and/or land management industries. Designed to offer these industry professionals a greater understanding of our programs, this event provides industry the opportunity to network with students and staff and share updates and changes. Timing the event close to the end of the academic year provides the students a phenomenal networking opportunity. Historically, this event is one of our students' most successful places to land summer or full-time employment. Additional copies of the Student resume books distributed at the event are still available to industry.

Industry support of the College Land programs is nothing less than outstanding. Thousands of dollars in software and instructional material donations, countless man hours in background support and guest speaker presentations are just some of the ways industry keeps the program up to date in this ever-changing industry. With this industry support, Olds College has been recognized as the primary institute in Alberta for training Surface Land Agents and Surface Land Administrators.

The students and staff of the Land Agent and Land Analyst programs would like to acknowledge the generous donations from the following companies who sponsored this year's reception:

- Alberta Association of Surface Land Agents
- AECOM
- Canada West Land Services
- Canadian Association of Petroleum Landmen
- Canadian Association of Petroleum Land Administration
- D.R. Hurl & Associates Ltd.
- Evolve Surface Strategies Inc.
- Formation Finder
- International Right of Way Association - Chapter 48
- LandSolutions LP
- MidWest Surveys Inc.
- Pandell
- Progress Land Services Ltd.
- Roy Northern Land And Environmental

The positive response by industry who attended this event as well as their support for our continuing success has us looking forward with anticipation to the 34th Annual Reception to be held in 2016. Hope to see you there! 📅

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# CAPL Triple Round-Up



WE ARE EXCITED TO ANNOUNCE A CHANGE IN FORMAT AND VENUE FOR THIS YEARS' DUST UP. The CAPL, CAPLA, and IRWA have decided to work in partnership this year to host the TRIPLE ROUND UP, which will be held on June 18th at Craft on 10th Avenue S.W. This collaborative event will lessen the burden on industry sponsors and all association members in a time where we are managing through a changing price environment and various impacts on our businesses.

Tickets are priced at \$25 and include 2 drink tickets and food. They can be purchased through the CAPL website.

As in previous years, we have some great sponsorship opportunities available.


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If you wish to participate or have questions regarding sponsorship, please contact Chad Hughes at 403-290-8876, or email at [chadh@landsolutions.ca](mailto:chadh@landsolutions.ca) Glenn Miller at 403-519-1520 or email at [gmliller@shpacific.com](mailto:gmliller@shpacific.com),

or Natalie Carson at 403-476-7530, or email at [ncarson@millgeo.com](mailto:ncarson@millgeo.com). Please make cheques payable to CAPLA and forward to Matt Worthy at Suite 620, 138-4th Ave SE Calgary, AB T2G 4Z6. 



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# First Annual CAPL Spring Barnburner

DID YOU KNOW THAT OVER THE PAST 10 YEARS, THE CAPL HAS RAISED OVER \$134,000 FOR THE ALBERTA 4-H FOUNDATION THROUGH ITS ANNUAL STEER RAFFLE? With this year's new event, our goal is to continue to support this amazing cause. Tickets are available to the general public for \$40.00. We encourage all CAPL members to attend this function, to enjoy a night of music, charity and networking.

Break out your dancing shoes or boots, whatever you may fancy, and dance the evening away to our talented line up.

The benefit will feature Canadian country music superstar Aaron Pritchett, at the Cowboys Dance Hall on May 7, 2015. Sharing the stage, there will also be special guest performances by up and comings Lyndsay Butler and Tanya Ryan. Doors open at 4:00 p.m.

CAPL will continue to play a large role in the success of this fundraiser with the efforts of this year's Barnburner Sub-Committee, our 2015 Sponsors and support from our CAPL membership. Further details can be found on the CAPL website. See you all at the 2015 CAPL Spring Barnburner! 📅

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# Get Smart

The CAPL Education Committee is pleased to present the following courses:

## *Acquisitions and Divestments: The Paper Chase*

May 6, 2015 8:30 a.m. to 4:30 p.m.

Procedures, processes and tips necessary to properly time, evaluate, create and disseminate the flow of paper, from the beginning to the end of an acquisition, divestment or trade will be covered. This will include scheduling, due diligence, closing and post-closing responsibilities. Documentation such as Land Schedules to the Purchase and Sale Agreement and Right of First Refusal Notices, as well as numerous specific conveyances, post-closing and tracking documents will be reviewed. A comprehensive reference binder containing examples of those items will be provided.

## *Drilling & Production Operations*

May 07, 2015 & May 14, 2015 8:30 a.m. to 4:30 p.m.

This two-part seminar will give a non-technical overview of oilfield operations in Western Canada. The major topics of drilling, well completion, and production operations will be covered.

## *Understanding Well Logs*

May 12, 2015 8:30 a.m. to 4:30 p.m.

This one day seminar is designed for land, IT and non-technical support staff who wish to have a qualitative understanding of well logs. Math content is minimal and no prior well log experience is necessary.

## *Saskatchewan P&NG Regulations*

May 13, 2015 8:30 a.m. to 4:00pm

This seminar will provide an overview of the Saskatchewan Petroleum and Natural Gas Regulations. Emphasis will be placed on the land tenure system, lease continuation, posting and bidding on Crown land. A question and answer period will follow the presentation.

## *Oil and Gas Land Surveying: An Alberta Perspective (PSL®)*

May 21, 2015 8:30 a.m. to 4:30 p.m.

Oil and Gas Surveying: An Alberta Perspective will briefly introduce land surveying and the role of the professional Land Surveyor, including areas of practice and legislation,

regulation and standards that are followed, An in depth discussion of boundaries, evidence, field surveys and survey plans will follow including a look at the Alberta Energy Regulator, ESRD, Enhanced Approval Process and Land Titles with respect to survey processes and plans. Technology in measurement and applications will also be discussed.

## *Business Strategies for the Oil and Gas Industry*

May 26-May 27, 2015 8:30 a.m. to 4:30 p.m.

The course will prepare participants to contribute effectively to the decision-making process for investment opportunities in oil and gas exploration, development and acquisitions. Economic evaluation and strategy formulation techniques are presented ranging from the project-specific to the corporate-wide perspective. Using case studies, the instructor will discuss the following topics:

1. Probability and Risk Analysis
2. Property Valuation for Acquisition and Drilling
3. Land Sale Economics and Strategy
4. Portfolio Analysis and Corporate Strategy

## *Well Spacings and Holdings* **COURSE TIME REVISED 8:00 a.m.**

May 28, 2015 8:00 a.m. to 4:30 p.m.

Changes to the spacing regulations and Directive 065 along with the increase in horizontal well drilling have led to confusion and misunderstanding as to what constitutes an on-target, compliant well. The objectives of this course are to familiarize participants with the current regulations and to learn how to interpret them correctly to ensure the wells they drill will not be subject to off-target penalties or enforcement action (due to noncompliance) from the Alberta Energy Regulators (AER). Emphasis will be placed on reviewing existing regulations (including holdings) in both Alberta and BC and the consequences of variation from normal spacing units through practical problems. Information resource sources will also be discussed.

### Facilities Overview (PSL®)

June 02, 2015 8:30 a.m to 4:30 p.m. 4:30pm

This one day seminar for surface land agents will give an overview of many key aspects of oil and gas field operations, facilities and practices. Upon completion of the course land agents will have a basic understanding of the key aspects involved in field operations, including exploration, production and abandonment.

### 2007 CAPL Operating Procedure

June 03, 2015 8:30 a.m to 4:30 p.m.

This seminar is intended for anyone who is seeking to learn about the new 2007 Operating Procedure. All experience levels are welcome but it should be noted that the course will not be focused on the basics of the Operating Procedure. It is meant to enable personnel to appreciate substantive differences between the 1990 and the 2007 documents.

### Surface Rights Law (PSL®)


June 04, 2015 8:30 a.m to 4:30 p.m.

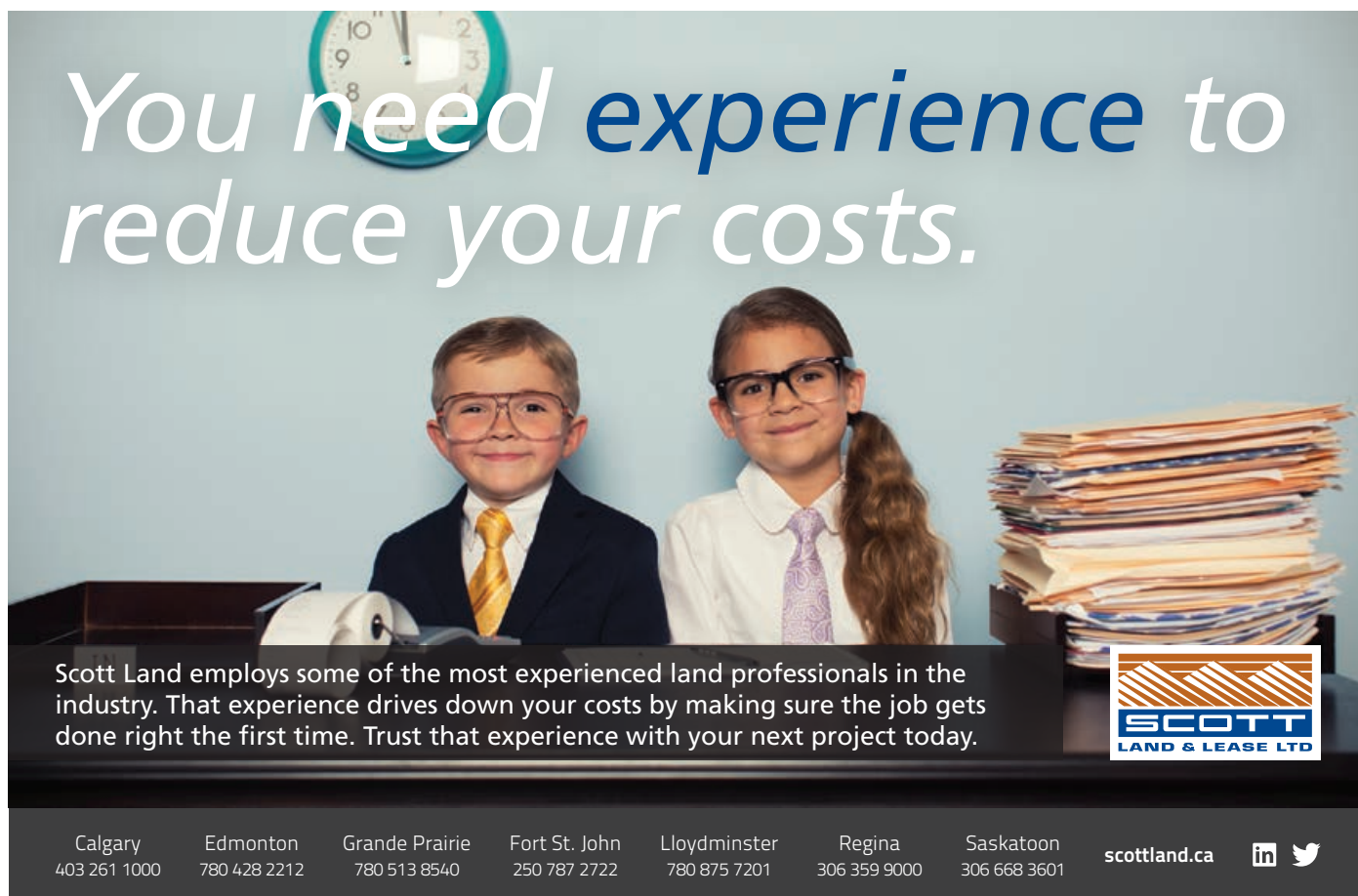
This course is for the purposes of learning the applicable Statutes and Regulations that govern freehold surface land agreements

and the execution of such documentation. The course will include a review of the Land Agents Licensing Act, Land Titles Act, Surface Rights Act, Dower Act, Devolution of Real Property Act, Agricultural and Recreational Land Ownership Act, Law of Property Act and a number of other statutes in force in the Province of Alberta that the land agent should be aware of.

### Overcoming the Five Dysfunctions of a Team


June 11, 2015 8:30 a.m to 4:30 p.m.

This seminar is suitable for team leads or those looking to enhance their team leadership skills. It's built on the assumption that great teams attract great team players, and that great team players on great teams achieve more collectively than they could on their own. Using Patrick Lencioni's book *The Five Dysfunctions of a Team* as a template, this daylong seminar teaches participants how to strengthen their teams, improve their self-awareness and sharpen their leadership skills. The course also includes a number of practical exercises that can be used to overcome hurdles that stand in the way of building an effective team. 





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# Roster Updates

## On the Move

<b>Greg Andrusiak</b>	Encana Corporation to Independent
<b>Mike Bellefeuille</b>	Britt Land Services to Independent
<b>W. Jason Bezruchak, PSL</b>	Traverse LandGroup Ltd. to Serafina Energy Ltd.
<b>Erin Buschert</b>	Dixie Energy Trust to Gulf Pine Energy Partners Ltd.
<b>Bonnie Cioni, CML</b>	Enerplus Group to Independent
<b>Allan Gagne</b>	Vertex Professional Services Ltd. to Independent
<b>Maddison Gee</b>	Independent to Crescent Point Energy Corp.
<b>Dan Gerber</b>	Semcams ULC to Independent
<b>Mary Gothard</b>	Zargon Oil & Gas Ltd. to NAL Resources Limited
<b>Colt Henderson, PSL</b>	Lightstream Resources Ltd. to Independent
<b>Dave Horn</b>	Independent to Kinnear Financial Limited
<b>Colin Kay</b>	Crew Energy Inc. to Independent
<b>Phillis McCabe</b>	Athabasca Oil Sands Corp. to Independent
<b>David McPherson</b>	Lightstream Resources Ltd. to PrairieSky Royalty Ltd.
<b>Hart Proctor</b>	Encana Corporation to Pembina Pipeline Corporation
<b>Hugh Ross</b>	Novus Energy Inc. to Independent
<b>Tyler Semashkewich, PSL</b>	Suncor Energy Logistics Corporation to AtlaGas Utilities Inc.
<b>Marj Smith</b>	Penn West Exploration to Independent

**George Sofocleous** Independent  
to Aim Land Services Ltd.

**Craig Stuart** Standard Land Company Inc.  
to Independent

**Robert Weeks, P.Land** Centrica Energy Canada  
to Independent

**Erin Wise** ConocoPhillips Canada  
to Independent

## Correction to April 2015 On the Move:

**Scott Myers** Sinopec Daylight Energy Ltd.  
to Independent (not Ember Resources Inc.)

# In Memoriam

## Jack Reid-Bicknell

It is with deepest sadness that the CAPL announces the recent passing of Jack Reid-Bicknell on March 12, 2015. He is survived by his wife Myrna, son Roger (Lynn) Reid-Bicknell, daughter Diane (Kevin) Greenwood and several grandchildren and numerous relatives.

Jack became a member of the CAPL in 1974 while he was working as a District Landman at Canadian Industrial Gas & Oil Ltd. Previous to becoming a CAPL member, he worked for 23 years in all phases of land at Tidewater Oil Company, Canadian Grid Oil Limited and Ashland Oil Canada Limited. Jack eventually formed his own company, Reid-Bicknell Land Ltd.

Jack was an avid sports fan and was a member of the Pinebrook Golf and Country Club and a diehard Saskatchewan Roughrider fan.

He was very proud to be a landman and will be greatly missed by all that had the pleasure to know him.

## Lois Marie Brown



It is with deepest sadness that the CAPL announces the recent passing of Lois Marie Brown (nee Kaake) on February 24, 2015. She is survived by her husband Robert Brown as well as several relatives.

Lois became a member of the CAPL in 1988 while she was working as a Supervisor of Land Contracts and Agreements at Pembina Resources Limited. Previous to becoming a CAPL member, she worked at Hudson's Bay Oil and Gas and Atlantic Richfield. Lois retired from Talisman Energy Inc. in 2010.

Lois will be missed by all of those who had the opportunity to know her.

# The PLM Alumni Charity Golf Classic

Online Registration now Open for the  
2015 PLM Alumni Charity Golf Classic

BACK FOR OUR 25<sup>TH</sup> YEAR, THE PLM ALUMNI CHARITY GOLF CLASSIC AND ITS ORGANIZING COMMITTEE are pleased to invite all land professionals to the Canmore Golf and Curling Club on July 17, 2015 for a day of golf and networking, all in support of some great causes. Registration for this legendary event is now open; please refer to the CAPL website at <http://landman.ca/events/social-events/> for details and for a link to our online registration page. *Secure your spot today!*

We are very proud to support both the PREP Program and the Tour for Kids Alberta. For more information on either of these programs please visit their websites located at [www.prepprog.org](http://www.prepprog.org) and [www.tourforkids.com/alberta](http://www.tourforkids.com/alberta) respectively. Over the past 25 years the PLM Alumni Charity Golf Classic has raised in excess of \$235,000 for local charities and we hope you'll help us cross the quarter-million dollar threshold this year.

As highlighted in the April issue of *The Negotiator*, we are pleased to announce the following initiatives to ensure this year's event is a complete success;

- Complimentary bus transportation to and from the Canmore Golf & Curling Club (a big thank you to our bus sponsor, Prairie Land & Investment Services Ltd.);
- A reduced registration fee of \$175 (previously \$200);
- Reduced sponsorship thresholds (ask a committee representative for more information); and



- If interested in spending the night in Canmore, there will be a complimentary shuttle service from the Canmore Golf & Curling Club to the Drake Inn after dinner with discounted room rates available at the Drake Inn (contact the Drake Inn today and reference the PLM Alumni Charity Golf Classic to book your room – 403-678-5131).

On behalf of the entire organizing committee, we would like to thank our generous sponsors. We look forward to seeing all of you in Canmore this summer to continue the tradition! 📅

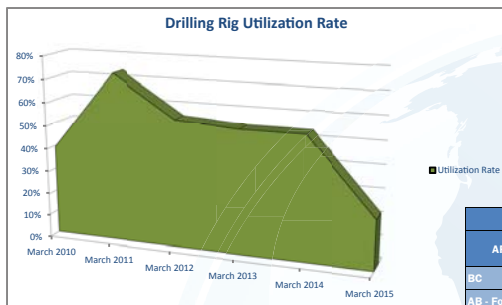
Brian Thom	Chris Brown
Jackie Djuranic	Jenny Hay
Jordan Murray	Mike Macdonald
Rich Forrester	Ryan Armstrong
Shaun Cooper	Shyanne Way
Steve Brisebois	Travis Monk



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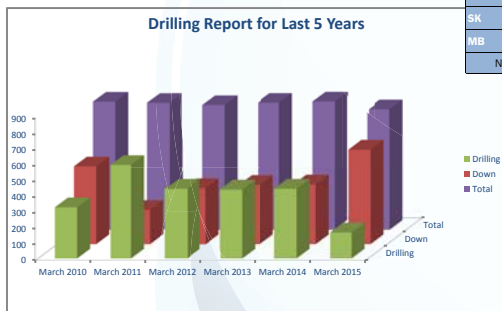
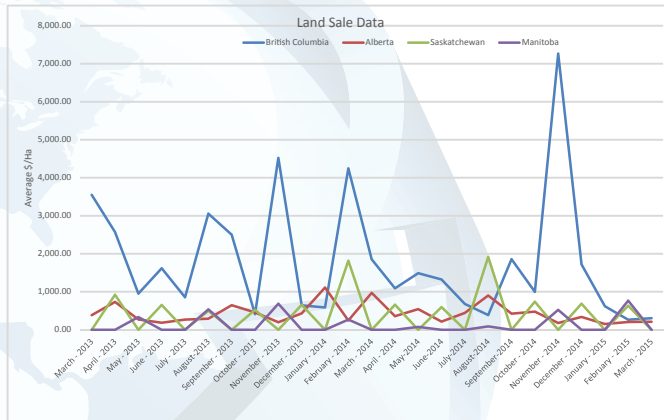
12831 – 163 Street, Edmonton, Alberta T5V 1M5

# WESTERN CANADA LAND SALE and DRILLING RIG REVIEW



March 2015		
AREA	Total Ha Sold	Average \$ / Ha
BC	5,460	\$305
AB - Foothills	5,888	\$312
AB - Plains	44,981	\$115
AB - Northern	138,240	\$304
SK	no sale	
MB	no sale	

NOTE: Numbers are rounded



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# The Social Calendar

EVENT	DATE	TIME	LOCATION	COST (INCLUDING GST)	CONTACT NAME	CONTACT PHONE	CONTACT EMAIL	REGISTRATION DEADLINE
2015 CAPL 4H Foundation Spring Barnburner Concert	7-May-15	4:00 PM	Cowboys Dance Hall	\$40.00	Janice Redmond	(403) 669-1953	janice@actionland.ca	TBD
CAPL May General Meeting Presidents Reception & Merit Awards	28-May-15	4:30 PM	The Westin Hotel	No Cost for Members Non-Members: \$94.50 Student Members \$47.25	Kaitlin Polowski	(403) 237-6635	reception@landman.ca	21-May-15
CAPL June General Meeting	18-Jun-15	11:30 AM	The Westin Hotel	No Cost for Members Non-Members: \$63.00 Student Members \$31.50	Karin Steers	(403) 237-6636	ksteers@landman.ca	11-Jun-15
Triple Round Up	18-Jun-15	4:30 PM	Craft Beer Market	\$25.00	Chad Hughes	(403) 290-8876	chadh@landsolutions.ca	TBD
PLM Alumni Charity Golf Classic	17-Jul-15	8:00 AM	Canmore Golf & Curling Club	\$175	Ryan Armstrong	(403) 776-1476	ramstrong@legacyoilandgas.com	17-Jul-15
CAPL Golf Tournament	20-Aug-15	7:45 AM	Heritage Pointe Golf Course	\$200.00	Craig Stayura & Garret Zokol	(403) 776-6765 (403) 476-8991	CStayura@mosaicenergy.ca garrett.zokol@texterraland.com	TBD

\* Please note: Registration forms can be downloaded from the CAPL website:

General Meetings: [http://landman.ca/events&meetings/general\\_meetings.php](http://landman.ca/events&meetings/general_meetings.php)

Social: [http://landman.ca/events&meetings/social\\_events.php](http://landman.ca/events&meetings/social_events.php)

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# CAPL Calendar of Events

## May

- 6 Wednesday Acquisitions and Divestments: The Paper Chase
- 7 Thursday Drilling and Production Operations (Day 1)
- 7 Thursday CAPL Barnburner
- 10 Sunday Mother's Day
- 12 Tuesday Understanding Well Logs
- 13 Wednesday Alberta Land Sale
- 13 Wednesday Manitoba Land Sale
- 13 Wednesday Saskatchewan P&NG Regulations
- 14 Thursday Drilling and Production Operations (Day 2)
- 18 Monday Victoria Day
- 21 Thursday Oil and Gas Land Surveying:  
An Alberta Perspective (PSL®)
- 26 Tuesday Board Meeting
- 26,27 Tue-Wed Business Strategies for the Oil and Gas Industry
- 28 Thursday Well Spacings and Holdings
- 28 Thursday Merit Awards, President's Reception  
& Networking Night 


## June

- 2 Tuesday Facilities Overview (PSL®)
- 2-6 Tue-Sat Salmon Fishing
- 3 Wednesday 2007 CAPL Operating Procedure
- 4 Thursday Surface Rights Law (PSL®)
- 8 Monday Saskatchewan Land Sale
- 10 Wednesday Alberta Land Sale
- 11 Thursday Overcoming the Five Dysfunctions of a Team
- 11 Thursday Junior Landman Golf Tournament
- 17 Wednesday British Columbia Land Sale
- 18 Thursday General Meeting
- 18 Thursday Triple Round Up
- 21 Sunday Father's Day
- 23 Tuesday Board Meeting
- 24 Wednesday Alberta Land Sale 

# May Meeting

May 28, 2015  
General Meeting  
Merit Awards, President's Reception & Networking Night


**Time:** 4:30 p.m.  
**Where:** The Westin Hotel  
320 – 4 Avenue S.W.  
**Cost:** No Charge for Members  
Student Members \$47.25  
Guest Tickets \$94.50

To register please go the event tab on the CAPL website.  
Deadline for registration is noon, Thursday, May 21, 2015. 

# June Meeting

June 18, 2015  
General Meeting  
Speaker: TBA

**Time:** 11:30 a.m.  
**Where:** The Westin Hotel  
320 – 4 Avenue S.W.  
**Cost:** No Charge for Members  
Student Members \$31.50  
Guest Tickets \$63.00

To register please go the event tab on the CAPL website.  
Deadline for registration is noon, Thursday, June 11, 2015. 



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