

THE NEW ERA OF LAND MANAGEMENT

How Technology is Modernizing Canada's Surface Land Industry

CANADIAN ASSOCIATION OF LAND AND ENERGY
PROFESSIONALS

THE NEGOTIATOR

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FORGING AHEAD: CALEP'S VISION & PRIORITIES FOR THE YEAR

Collaboration, Education, Advocacy, & Growth

Sandra Dixon | CALEP President

As a new season begins, it marks not only a time of renewal, but also a moment of forward momentum for CALEP. With the Board of Directors having completed another successful strategic planning session and the commencement of my second term as President, we are entering this chapter with a sharpened focus and a clear sense of purpose.

As we look to 2025, our Board of Directors is proud to introduce a renewed strategic direction aimed at driving meaningful progress for both our members and the industry at large. This refreshed approach is grounded in five key focus areas being collaboration, education, networking, advocacy, and membership growth.

Collaboration and Synergy

This year, CALEP is placing a strong emphasis on building relationships and fostering synergy across the greater land industry—an initiative that lies at the core of our strategic objectives. Recognizing that collaboration is key to progress, we are committed to deepening our engagement with fellow associations, aligning industry efforts, and uniting our voices to enhance advocacy across the broader energy landscape.

A cornerstone of this strategy is the formation of joint committees and collaborative initiatives. These efforts will serve as a platform to address common



challenges, share opportunities, and drive solutions that reflect the collective expertise of our industry. Through these unified actions, we aim to enhance our ability to influence legislative and regulatory developments, ensuring the industry remains agile, innovative, and future-ready.

Beyond the structure of formal committees, CALEP is also actively exploring broader partnerships and strategic alignments. By working together, pooling resources, and embracing diverse perspectives, we hope to unlock new, innovative pathways that not only support our members, but also contribute to the long-term vitality and sustainability of our Land Profession.

Ultimately, our goal is to foster a more connected, cooperative, and resilient association—one that thrives on shared vision and collective strength.

Education and Knowledge Sharing

Education has always been a cornerstone of CALEP's mission. In 2025, we are deepening that commitment by placing education at the forefront of our efforts to empower members and advance the land industry as a whole.

Recognizing the increasing demand for accessible, high-quality educational resources, CALEP is proud to announce the development of a new suite of educational programs designed specifically for our broader membership. These programs are being created to address the persistent gaps left by traditional academic pathways, offering targeted learning opportunities that elevate technical expertise and industry knowledge.

By demonstrating the tangible value of continued education, CALEP aims to strengthen the capabilities of land professionals across Canada and reaffirm our industry's critical role in the Land Professional landscape.

Stay tuned as we roll out these programs and continue working toward a more educated, empowered, and connected professional community.

Networking and Land Community Engagement

Networking today is about far more than exchanging business cards—it is about cultivating meaningful relationships and fostering a sense of shared community. In recognition of this, CALEP is expanding its lineup of events in 2025, creating more

dynamic opportunities for members to connect, collaborate, and grow together.

This year's events calendar reflects CALEP's commitment to inclusivity and professional development. From hockey games and other sporting events to unique gatherings like hat bars, networking breakfasts, and fireside chats, the offerings are designed to appeal to a wide range of interests. These engaging formats encourage members to come together over common passions, all while facilitating the exchange of valuable industry insights.

In addition to industry networking opportunities, CALEP continues to prioritize exclusive, members-only events. These tailored experiences help strengthen bonds within the organization, ensuring that professional connections are meaningful, and that member engagement remains high throughout the year.

Whether you are new to the association or a long-time participant, CALEP invites all members to take part, share ideas, and help shape the future of land and energy through a robust and supportive community.

Advocacy and Representation

Advocacy has long been a cornerstone of CALEP's mission, and in 2025, the association is intensifying its efforts to represent the interests of its members at the highest levels. With an evolving regulatory landscape, CALEP is more committed than ever to ensuring that the voices of land and energy professionals are heard and respected by policymakers and regulators.

A key focus this year will be on lobbying for legislative and regulatory revisions that support a more equitable, transparent, and efficient framework for industry operations. By engaging directly with regulators and licensing agencies, CALEP seeks to influence critical decisions that affect the day-to-day work of its members, ultimately helping to shape policies that reflect the realities of the field.

Central to this advocacy strategy is the promotion of CALEP membership as a vital component of industry representation. By uniting members under a collective voice, the association is enhancing its ability to advocate effectively and to highlight the depth of knowledge and experience within its community.

This collaborative approach not only strengthens CALEP's lobbying power, but also reinforces the value of membership, positioning the association as a leading authority in legislative matters affecting land and energy professionals.

Membership Growth and Value

At the heart of CALEP's success is its vibrant and dedicated membership. As we look to the future, ensuring the continued growth and value of membership remains a top priority. The strength of our community depends on our ability to meet the evolving needs of our members and provide meaningful opportunities for engagement, development, and impact.

To achieve this, CALEP is actively identifying the values and priorities that matter most to our members. This insight is guiding the creation of new incentives and benefits designed to enrich the membership experience—whether through professional development, expanded networking opportunities, or increased advocacy support.

Through targeted campaigns and outreach initiatives, we are working to raise awareness of the unique advantages of our membership. By highlighting the resources, connections, and influence available to members, we aim to strengthen both individual careers and the broader land and energy profession.

We also recognize that some of the best ideas come from within. If you have a suggestion that could bring added value to our members, we encourage you to share it. Together, we can continue building a stronger, more dynamic CALEP community.

Looking Ahead

With collaboration, education, advocacy, and growth as our guiding principles, CALEP is poised for a year of impactful initiatives and meaningful progress. By investing in these priorities, we are not only enhancing the value of membership, but also setting a strong foundation for the future of our industry.

This direction is not just about setting goals—it is about delivering impact. As we embark on this journey, we invite our members to actively participate, share their ideas, and contribute to the collective success of CALEP. There is no better time to join in. Together, we can achieve great things and

ensure that our industry continues to thrive in an ever-changing world. ♦





CAN AN OIL AND GAS OPERATOR CARRY ON BITCOIN OPERATIONS UNDER THE TERMS OF A SURFACE LEASE?

Nigel Bankes | emeritus professor of law at the University of Calgary

Decisions Commented On: *Persist Oil and Gas Inc v Flowers*, 2023 ABLPRT 236 (CanLII) (the ROE Decision), *Flowers v Persist Oil and Gas Inc.*, 2024 ABLPRT 271 (CanLII) (the Compensation Decision), and *Flowers v Persist Oil and Gas Inc.*, 2025 ABKB 142 (CanLII) (the KB Decision)

Bitcoin operators have an incentive to co-locate with natural gas production sites that offer the opportunity to self-generate electricity to power the bitcoin operations without needing to pay interconnection charges. Just bring some portable generators onto the site, add the necessary computing capacity and let it rip! While other approvals will usually be required, some bitcoin operators have played fast and loose until brought into line through the enforcement actions of the Alberta Utilities Commission (AUC). I wrote about one example of this a few years ago in [“Off-Grid Energy for Bitcoin Mines in Alberta: A Problematic Legal Regime”](#) (2021).

The three related decisions that are the subject of this post deal with a different issue, that being the question of whether a surface lease (and in this case an expired surface lease) affords the putative bitcoin operator adequate proprietary authority to carry on bitcoin operations within the boundaries of the surface lease. The Court of King’s Bench (KB) answered “no”, but I begin with some discussion of the facts before turning to the two decisions of the Land and Property Rights Tribunal ((LPRT) (formerly known as the Surface Rights Board), the first being a right of entry (ROE) order and the second a compensation order. These two decisions provide the necessary background and context.

The Facts

Persist’s predecessor in title acquired a surface lease for oil and gas operations on the lands in question from

the then owner in November 1999. The initial term of the lease was 10 years, to November 12, 2009, with one 10 year renewal ending on November 12, 2019. By then Flower was the owner of the lands and the assignee of the lessor's interest in the lease. The lease allowed the leased premises to be put to "any and all purposes and uses as may be necessary for the exploration, development and production of oil, gas, related hydrocarbons or substances produced in association therewith, including the right to lay a pipeline or pipelines, construct and operate a sweet natural gas compressor facility, remediation and reclamation." (KB Decision at para 8) The annual compensation payable under the lease was \$12,150. Attempts to negotiate a renewal of the lease were unsuccessful but Persist continued to make an annual payment to Flowers and Flowers deposited the payments for 2019, 2020, and the 2021. After that the situation was unclear.

In April 2021 Persist began to use the leased premises for mining Bitcoin, deploying two 1 megawatt gas generators, computers, and other equipment on the lands and using natural gas available from a compressor on the leased lands. Notwithstanding the objections of Flowers, Persist brought three more 1 MW generators on to the lands in September 2021. Persist used the mining operation intermittently when natural gas prices were low. Flowers commenced a KB action against Persist in September 2022 seeking, amongst other things, a permanent injunction enjoining Persist from using the leased property for bitcoin mining purposes.

The Right of Entry Order Decision

In light of the expiration of the surface lease, Flower's continued objections, and Flower's KB action, Persist ultimately applied for a right of entry order (ROE Order) from the LPRT on December 20, 2022. The LPRT's responsibilities include the administration of Alberta's *Surface Rights Act*, [RSA 2000, c S-27 \(SRA\)](#). Section 12 of the SRA offers an oil and gas operator two options for obtaining the necessary surface rights to carry out mining or drilling operations or activities associated with such operations. The first option is the consent of the owner and occupant (ordinarily evidenced by way of a surface lease). The second option is a so-called ROE

Order granted by the LPRT. Section 12 reads as follows:

No operator has a right of entry in respect of the surface of any land

(a) for the removal of minerals contained in or underlying the surface of that land or for or incidental to any mining or drilling operations,

(b) for the construction of tanks, stations and structures for or in connection with a mining or drilling operation, or the production of minerals, or for or incidental to the operation of those tanks, stations and structures,

(c) for or incidental to the construction, operation or removal of a pipeline,

(d) for or incidental to the construction, operation or removal of a power transmission line, or

(e) for or incidental to the construction, operation or removal of a telephone line,

until the operator has obtained the consent of the owner and the occupant of the surface of the land or has become entitled to right of entry by reason of an order of the Tribunal pursuant to this Act.

"Operator" is defined in section 1 to mean, inter alia, "the person or unincorporated group of persons having the right to a mineral or the right to work it, or the agent of such a person or group of persons".

In this case, Persist had relied on both means of avoiding the prohibition contained in the opening language of s 12: a surface lease for the first twenty years and now an ROE Order. Flower objected to Persist's application for an ROE Order on the basis of the bitcoin mining operations, but the LPRT ruled that it had no option but to grant the ROE Order once it satisfied itself that Persist held a facility licence granted by the Alberta Energy Regulator (AER) for the compressor station on the lands. That is consistent with earlier authorities including *Togstad v Alberta (Surface Rights Board)*, [2014 ABQB 485 \(CanLII\)](#) (esp at para 14), [2015 ABCA 192 \(CanLII\)](#) (see ABlawg comment [here](#)), notwithstanding the discretionary language of s 15(4) of the SRA.

The LPRT's Compensation Decision

Once the LPRT has granted an ROE, s 23 of the SRA requires the tribunal to "hold proceedings to determine the amount of compensation payable and the persons to whom it is payable." In this case the LPRT decided to combine the s 23 proceeding with a

further application brought by Flowers under s 27 of the SRA. The basic thrust of s 27 is to allow either an operator or the landowner to apply to the tribunal to have it re-establish the terms of compensation, where a period of time has passed since the compensation was first established (whether by way of a surface lease or an ROE Order) and where the parties cannot agree on terms.

The premise of Flowers' s 27 application was evidently that while the original lease and its ten year renewal had come to an end in accordance with its terms in 2019, the lease still had some statutory vitality. This argument is based on s 144 of Alberta's *Environmental Protection and Enhancement Act*, RSA 2000, c E-12 (*EPEA*). Section 144 is one of a number of sections dealing with the duty to reclaim lands that have been the subject of industrial activity and stipulates as follows:

- 144(1) Notwithstanding anything in any other Act or any surface lease or right of entry order,
- (a) no surrender of a surface lease is effective or binding on any person, and
 - (b) no expropriation board shall order the termination of a right of entry order insofar as the surrender or termination relates to any interest of the registered owner, until a reclamation certificate has been issued in respect of the specified land affected by the surrender or termination.

Section 134 of *EPEA* defines "surrender" in compendious terms to mean "a surrender, relinquishment, quit claim, release, notice, agreement or other instrument by which a surface lease is discharged or otherwise terminated as to the whole or part of the land affected by the surface lease". Hence the argument is that since there was no reclamation certificate for the lands, the surface lease could not have terminated and must still be in force as between the parties and capable of supporting an application under s 27 of the SRA. I will refer to this as the constructive lease.

The tribunal essentially accepted that line of argument and confirmed that it could use s 27 to set the rate of compensation for the period between the contractual expiration of the lease in November 2019 (the constructive lease) until the tribunal granted the

right of entry order as of April 26, 2023 (as above). From that date following, the tribunal would determine compensation based on its duty under s 23 and the guidance offered by s 26 of the SRA. It would seem to follow from this that the tribunal was of the view that Persist was in possession of the site under the terms of the contractual and constructive lease until April 25, 2023, and thereafter under the terms of the ROE Order and the rights associated with such an order under the SRA. This was enough to resolve the compensation issues, and the details of those assessments don't concern us here. Both the ROE panel of the tribunal and the compensation panel stressed that they would not deal with the question of whether Persist did or did not have the right to use the site for bitcoin mining purposes. The compensation panel put the point this way: "The Bitcoin mining dispute is the subject of a concurrent Court of King's Bench application and is not addressed in this decision." (Compensation Decision, at para 4)

The KB Decision

The KB proceedings had been adjourned pending the results of the LPRT matters and did not come on for a hearing until February 12, 2025 (decision rendered March 10). Based on the pleadings Justice Christopher Rickards defined the issues as follows:

- a) Did the Lease expire on November 12, 2019?
- b) Is the mining operation a permitted use under the Lease?
- c) Does Persist have the requisite approvals for the mining operation on the Lands?
- d) Is Persist trespassing on the Lands?
- e) Does the mining operation create a nuisance on the Lands?
- f) Should a permanent injunction be granted in this case?
- g) Is Flowers entitled to disgorgement from the mining operation?

Did the Surface Lease Expire?

Justice Rickards followed the LPRT in concluding that the lease could not have expired in November 2019 because of the prescriptive terms of s 144 of *EPEA*. However, he seems to be of the view that this continues to be the case today. That is to say, in his view, the ROE Order did not replace the lease as the

source of Persist's authority to be on the lands. Instead, in his view, the ROE merely "supplemented" "Persist's right to continue in possession of the leased premises" (at para 29). This conclusion may be understandable in light of the language of s 144 of *EPEA*. But given that the *SRA* seems to have a binary view of the world in which an operator can be in possession either on the basis of consent (a contractual lease plus the constructive lease from 2019 – 2023) or an ROE Order, perhaps the better view is that the ROE Order replaces the lease (contractual or constructive) as the source of authority when tribunal grants the ROE Order. This is still consistent with the overall purposes of s 144 of *EPEA* since the operator retains its obligation to the surface owner under either instrument.

Is the Mining Operation a Permitted Use Under the Lease?

I have quoted the "use" part of the granting clause of the lease above and Justice Rickards wasted little ink in concluding that these uses did not include bitcoin mining operation:

... the plain and ordinary, literal meaning of the permissible use provisions in the Lease is that it would not include a Bitcoin mining operation. A Bitcoin mining operation is not in the same category or genus as an operation producing oil, gas, related hydrocarbons or substances produced in association therewith. (KB Decision at para 40)

Persist was therefore in breach of the terms of the lease (KB Decision at para 42).

Given Justice Rickard's conclusion that Persist was in occupation throughout the relevant time under the terms of the lease, and that the ROE was simply a supplementary support of its entitlement, Justice Rickard's did not have to consider what the position would be if the relationship between the parties was governed entirely by the ROE. But if he had, my view is that the same conclusion would follow. The purpose of an ROE under the *SRA* is to allow an operator to access the surface for the purposes referenced in ss 12 – 13.2 of the *SRA* (see also the *SRA*'s definition of a surface lease at s 1(o): "a lease or other instrument under which the surface of land is being held for any purpose for which a right of entry order may be made under this Act and that provides for payment of

compensation.")

None of those listed uses come even close to allowing an operator to use the lands subject to an ROE Order for a commercial business not directly related to one of the specific purposes of the Act. As Justice Rickard states with respect to the lease: "A Bitcoin mining operation no more falls into the category or genus of an operation producing oil, gas, related hydrocarbons or substances produced in association therewith than a cannabis growing operation would." (KB Decision at para 41) This must be an equally sound response to any argument that use of produced gas to generate electricity for an on-site bitcoin operation falls within the purpose of a ROE Order under the *SRA*.

Requisite Approvals?

The question of whether Persist had all necessary regulatory approvals for its bitcoin operation might be important for any potential enforcement action by a relevant regulator (e.g. the AUC or the local/municipal government – in this case Rocky View County) but it also had potential relevance for the lessor/lessee relationship insofar as the lease seems to have contained a fairly standard provision requiring the lessee to abide by all applicable acts and regulations (KB Decision at para 46). In the end, Justice Rickard seems to have ruled that Flowers had been unable to establish its case on this point (*ibid*). That said Justice Rickard did acknowledge that were there to be a problem with the local/municipal government, Flowers would be at the pointed end of any enforcement action (*ibid*) – and this seems to have influenced the Court's approach to the injunction issue (see below and KB Decision at para 68.)

I also note that the records of the decision-makers differ on the question of regulatory compliance. For example, the LRPT's compensation decision indicates that "On April 24, 2023, the Alberta Utilities Commission ("AUC") granted approval to the Operator to construct and operate a 2.295 megawatt natural gas-fired power plant to generate electricity." (Compensation Decision at para 21) By contrast, the KB Decision references evidence from cross examination on an affidavit (January 25, 2023) to the effect that "Persist has not received any regulatory

permits for the Bitcoin mining operation from the Alberta Utilities Commission or LPRT or anyone else.” (KB Decision at para 43). These statements may be reconciled by virtue of the chronology, but they do suggest that Persist took a somewhat cavalier approach to the issue of regulatory compliance.

Trespass?

The trespass issue is, I think, surprisingly easy. A person who enters lawfully is not a trespasser. Such a person may be an overholding tenant, or such a person may have engaged in a non-compliant use, but neither renders the person a trespasser. I agree with Justice Rickards:

Persist brought the mining operation onto the leased premises without the legal right to do so but that is properly characterized as a breach of the Lease and not also as a trespass as the concept of trespass does not apply where someone is bringing something onto lands which they are in legal possession of. (KB Decision at para 53)

Nuisance?

One can imagine situations in which a lessor can sue a lessee for nuisance, but if there is privity of estate between the parties (as there was here) why not simply sue (as Flowers did) on the limited use covenant? In any case, any nuisance claim that Flowers might have had seems to have failed on evidentiary grounds. (KB Decision at paras 54 – 62.)

An Injunction?

Given that Persist was in breach, the next question for the Court was whether Flowers’ entitlement was a liability entitlement or a property entitlement: see Guido Calabresi and A. Douglas Melamed, “Property Rules, Liability Rules and Inalienability: One View of the Cathedral” (1972) 85:6 Harv L Rev 1089. In other words, should Flowers be able to shut down the non-conforming bitcoin operation (a property entitlement) or should he have to rest content with damages (a liability entitlement)? In this case Justice Rickards favoured the property entitlement.

Persist’s concern that without the mining operation it might not be able to produce as much natural gas as it would with the mining operation, and might not make as much profit, is not a concern which can allow it to breach the Lease. If it cannot negotiate a solution with Flowers which

will allow it to continue operating the mining operation it must stop doing so. (KB Decision at para 69).

Disgorgement?

The usual measure of damages in a case such as this is “negotiating damages”, which Justice Rickards interpreted as requiring Persist to “make some reasonable recompense to Flowers for breaching the Lease by bringing the mining operation and related equipment onto the leased premises despite it not being a permitted use under the Lease and Flowers’ explicit request that it be removed.” (KB Decision at para 77) Disgorgement is a remedy, sometimes granted, which would require Persist to disgorge the profits that accrued to it (with or without a deduction for expenses – mild or harsh rule) as a result of its breach of the lease. Justice Rickards considered it to be an exceptional remedy that was “not appropriate in this case.” (KB Decision at para 74) For discussion of these ideas in the somewhat analogous context of production on a dead oil and gas lease see: Nigel Bankes, “Termination of an Oil and Gas Lease, Covenants as to Title, and Assessment of Damages for Wrongful Severance of Natural Resources: A Comment on Williston Wildcatters” (2005) 68:1 Sask L Rev 23.

Justice Rickards invited the parties to reach agreement on damages failing which the parties would have to proceed to trial on this point at which time the Court might “consider evidence of the fees demanded and paid between willing parties with respect to lands being used for mining or other operations similar to Persist’s.” (KB Decision at para 78)

Conclusion

These decisions illustrate the proposition that new technologies throw up new legal questions. These questions may include both questions of private law (permitted uses under a lease) and public law (the necessary regulatory approvals and compliance with land use plans) as well as the interaction between the two (the interaction between private lease law and ROE Orders). The decisions also illustrate that the brave new world of bitcoin mining may count among its those who may be tempted to cut corners, act first and seek permission or absolution later. But perhaps there is nothing unusual about this. The conventional

oil and gas business has its own share of operators who default on surface lease obligations (see *SRA*, s 36) or those who strip assets before turning over the obligations associated with those assets to the orphan fund. And in some cases, as here, the same people may be involved. ♦

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Nigel Banks is a retired professor of property law, Indigenous law, natural resources law, energy law, oil and gas law and international environmental law.

Amongst many professional accolades, Nigel has served as the chair of the Canadian Arctic Resources Committee, as Chair and long-time Board member of Calgary Legal Guidance, as a member of the Steering Committee of the Province of Alberta's Regulatory Framework Assessment on Carbon Capture and Storage (CCS) as a member of the Water Initiatives Advisory Panel of the Columbia Basin Trust and as a director of the Alberta Law Reform Institute.



WESTERN CANADA AGRICULTURAL LAND VALUES

Trevor Sheehan & Darren Clarke | TELFORD LAND & VALUATION INC., Calgary

Agricultural land values continue to rise across Western Canada as demand remains elevated. A tool utilized by many rural appraisers is the Farm Credit Canada (FCC) Farmland Values Report^[1] that is published annually. FCC established a system utilizing benchmark farm properties to track variations in cultivated land and pastureland values across Canada. These benchmark parcels are representative of each area of the country. FCC appraisers estimate market value using recent comparable land sales, these sales must be arm's-length transactions (unrelated parties). Once sales are selected, they are reviewed, analyzed and adjusted to the benchmark farm properties. This analysis is supplemented by trends in overall farmland sales data collected across each region. The reference value published by FCC is derived from the average value of these benchmark properties and the average sales price in each region. We will review the evolution of land prices from January 1 to December 31, 2024 in Western Canada.

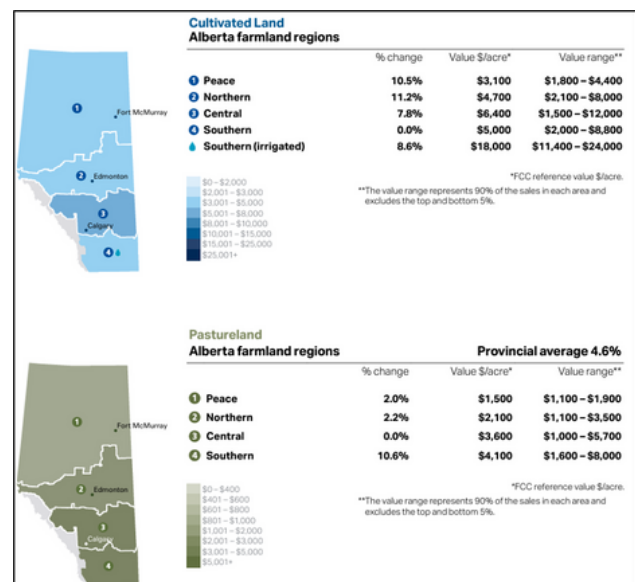
British Columbia – Peace Region

In the Peace-Northern region, cultivated land values increased by 16.1%, reflecting strong demand for agricultural land. Cultivated acres in this area remained relatively low, with an average price per acre of \$2,400. With much of the region ill-suited for farming, the pocket of cultivated acres near the border appears to be closing the gap with the price paid for land on the Alberta side. Pastureland sales in this region were relatively stable, increasing a mere 3% with an average price per acre of \$1,800.

Alberta

In Alberta more land transactions occurred through live auctions or sealed land tenders, reflecting the

competitiveness of the Alberta farmland market. Many of the increases seen in the province were driven by sales of lower valued land. In the Peace region, strong demand for good farmland in the area was high, with few listings on the market. This scarcity exerted upward pressure on prices as buyers appear to be willing to convert pasture to cultivated land to meet their needs. The Northern region saw the highest average increase in the province for cultivated land at 11.2%. This growth was primarily driven by large established producers expanding their operations. Some of the high-value areas in this region were stable, while other high-value areas still showed signs of increasing prices. The limited land supply pushed values higher because of the competition among large established producers in the area. Some of the low-value areas, predominantly areas with mixed-use (pasture and cultivated land), reported significant increases. Those increases were likely related to



[1] Farmland Values Report | FCC

elevated cattle values and ranchers investing in expanding their land base. Mixed operations benefited from high cattle prices, translating to a strong demand for cultivated land.

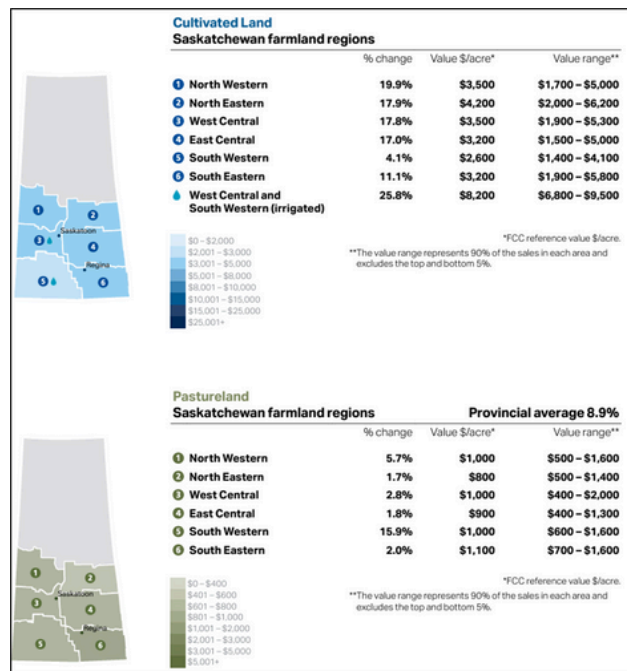
Not as significant as the Peace and Northern regions, Central Alberta also reported growth at a rate of 7.8%. An increasing amount of land changed hands via auction services. Many non-arm's-length transactions occurred as succession ramped up and retirements increased, like many other regions. The Southern region saw no change in cultivated land values, indicating a stable market. Sales activity in the South was down slightly from 2023, but the area historically sees fewer sales of cultivated land compared to Alberta's other regions, with irrigated land being the most desirable land. Irrigated land values in the Southern region increased by 8.6%, driven by high demand.

Listings showed some slowdown in certain areas; however, parts of the market still saw new highs and quick sales turn-around. Supply is expected to remain tight as producers tend to retain their existing holdings.

Pastureland values in Alberta increased by 4.6%, with the highest increase in the Southern region at 10.6%, contrasting the 0.0% change in cultivated land values in the same region. Pastureland prices were already elevated in both Central and Southern Alberta, but a gap has emerged between the values of the two regions, with the Southern now boasting a \$500 premium per acre. Lower interest rates do not seem to have increased activity, but could have impacted values, although the full effect is yet to be seen. Nominal growth was reported for pastureland in Alberta's three other regions: values in the Peace saw a bump of 2.0%, Northern values rose 2.2% and values in the Central region remained flat at 0.0%.

Saskatchewan

Average cultivated farmland values in Saskatchewan increased by 13.1% in 2024, the highest increase reported nationally. This followed a 15.7% increase in 2023 and a 14.2% increase in 2022. Saskatchewan's regions are home to some of the lowest values on a per-acre basis, and the province is home to the largest number of cultivated acres in the country.



The most significant increases were observed in northern and central regions. Many landlords started to sell their land and sales of premium quality land were the driving force of the value increases provincially. Producers invest in good quality land that optimizes the likelihood of growing crops under drier conditions. Thankfully, drought was not a consideration across much of northern Saskatchewan in 2024 and weather conditions can partly explain the strong value increase reported. The North Western region saw the highest increase at 19.9%, with some larger landholders leveraging existing equity to purchase additional land. The North Eastern region also reported strong growth at 17.9%, while the South Eastern region saw an 11.1% increase in cultivated land values. The West Central region had good moisture as well, leading to average to above-average crop yields and increased land values with a growth of 17.8%, while the East Central region showed an increase of 17.0%. The South Western region experienced a 4.1% increase in cultivated land values, reflecting ongoing demand for quality farmland despite challenging growing conditions. This region experienced a lack of moisture going into the winter and throughout the hot summer months, creating drought conditions that impacted land values. The increase seen here was primarily driven by the exchange of premium quality soil.

The offering of irrigated land remained limited in Saskatchewan. Irrigated land values in the West Central region increased by 25.8%, reflecting the convergence of scarcity and high demand. Private irrigation continued to expand in the province, significantly influenced by ongoing dry conditions. Land suitable for high-value crop rotations drove up prices. Additionally, the Saskatchewan government's announcement of the Westside Irrigation Rehabilitation Project further fuelled interest and activity in the market.

Pastureland values in Saskatchewan once again led the country in terms of percentage growth, with a provincial average increase of 8.9%. The highest increase was in the South Western region at 15.9%. The average value per acre of pastureland across the six regions in Saskatchewan was spread across a very tight range, which indicates buyers believe the land holds the same value regardless of where their operation is located within the province.

Manitoba

Average cultivated farmland values in Manitoba increased by 6.5% in 2024. This followed an 11.1% increase in 2023 and an 11.2% increase in 2022. Most areas with stable cultivated land values saw challenging growing conditions where seeding delays and variable rainfall impacted the growing season, influencing farmland demand.

Pastureland values in Manitoba increased by 8.6% in 2024. The growth rates seem significant, but on average, Manitoba's pastureland sells at a lower price point than pastureland in other western provinces with a value range of \$300 to \$1,400/acre. Therefore, a similar dollar per acre increase in other provinces would yield a lower percentage change in Manitoba.

2024 was another strong year for agricultural land values across Western Canada with the majority of areas seeing increases, which has been the case for the last 3-4 years. Looking ahead to 2025 we expect to see this trend continue, but potentially not at the same rates as seen in the past, due to the softening of commodity prices for the main crops grown in Western Canada. Agricultural land values tend to be closely tied to farm income which is generated by agricultural production. If 2025 brings favourable growing conditions for farmers this may offset lower commodity prices, but only time will tell. ♦



Trevor Sheehan, P.Ag., AACI, P.App., RWA

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Headquartered in the city of Calgary, Telford Land & Valuation Inc. has a dedicated team of accomplished professionals, providing exceptional service, ensuring success for their team, company, and clients.





MAXIMIZING LAND MANAGEMENT EFFECTIVENESS WITH GIS

David Gariepy and Sarah Sibbett | Esri Canada Ltd.

Organizations involved in right of way (ROW) and land management face increasingly complex regulatory, environmental, financial, political, operational and temporal pressures. These challenges drive the need for land professionals to access and use accurate and up-to-date land information efficiently. Geographic information system (GIS) technology is in high demand by modern land management organizations that seek to collect, analyze, report on and present land information clearly and efficiently.

Mapping: The Foundation For GIS

GIS technology is widely recognized by ROW and land management organizations for its ability to create and maintain detailed maps. These maps often show property parcels, easements, rights of way, boundaries (municipal, provincial, park, First Nation reserves), zoning and land-use restrictions, environmental restrictions, drainage, roadways, trails, railways, topography, imagery, lidar, and infrastructure assets (pipeline, transmission, telecommunication).

To reduce mapping costs, avoid duplication of efforts and increase productivity, base mapping is now available from a variety of government and private sources. For example, Esri Canada maintains the Community Map of Canada, a ready-to-use national basemap that provides GIS users with detailed

topographic and imagery base mapping of the entire country. This base mapping gives organizations a huge head start, enabling them to focus on core business needs.

For land management applications, an essential GIS mapping requirement is parcel mapping. In most jurisdictions, variations of parcel mapping can be acquired from government and private sources—some as open-source mapping and others subject to usage fees and license restrictions. Depending on the source, parcel mapping can depict parcel boundaries, easements, rights of way, municipal boundaries and other land tenure/use-related features. It also typically includes unique parcel identifiers that can be used to link the parcel mapping with other land information datasets such as title, assessment, permits and licenses.

Often, land management organizations have to source parcel mapping from a variety of sources and augment it with internal land records, including surveys, design plans and proposed projects. Parcel mapping information from all these sources must be constantly maintained to effectively support the wide range of activities (e.g., land management, regulatory compliance, asset management, work management, etc.) that depend on it. Fortunately, modern GIS technology provides advanced capabilities for consuming, aggregating, maintaining and sharing parcel mapping accurately and efficiently.

Geo-Enabling Land Datasets

Beyond mapping, the more significant benefit of using GIS technology lies in its unique ability to “geo-enable” other, non spatial (tabular, spreadsheets, documents, images) data sets and thereby leverage more value from these data sets. For example, a parcel map can be joined with a spreadsheet of license information using a unique parcel identifier as a common key thus, geo-enabling the license information. By doing this, it not only becomes possible to map (and analyze) the locations of the licenses, but also to overlay (compare) those license locations with other geo-enabled datasets such as access infrastructure, land use restrictions or other licenses.

In the above example, GIS makes it possible to efficiently analyze and compare non-related, disparate

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The ability to interact with and analyze different types of land data from multiple sources through a common GIS interface is very powerful in terms of increasing productivity and leading to better decisions - more effective land management.

datasets (licenses vs. access infrastructure vs. land use restrictions) through a common interface—the GIS. This capability, called “geo-enabling”, allows GIS users to extract more value from their existing non-spatial data by associating these datasets to a common denominator—location.

Often, these non-spatial datasets are maintained in various business systems (such as permitting, licensing, financial, assessment), but modern GIS solutions can connect to these systems to access the data required. The consumption, aggregation and geo-enabling of all of these different datasets is repeated on a regular basis (nightly, monthly, quarterly) as required to maintain the level of data currency needed by the business.

The ability to interact with and analyze different types of land data from multiple sources through a common GIS interface is very powerful in increasing productivity and leads to better decisions and more effective land management.

Sharing Geo-Enabled Information

Once an organization has established its base mapping and parcel mapping (ROWs, parcels, easements, boundaries, etc.) and used this mapping to geo-enable other land-related datasets and documents (survey plans, agreements, permits, licences, work orders, images, etc.), GIS technology can again be used to modernize the way land information is accessed, shared and consumed across the organization.

For example, parcel mapping can be combined with geo-enabled agreement information and associated documents and the result can be shared using modern GIS data services that can be consumed by desktop, web and mobile applications across the organization. For instance, using a focused application, a mobile land worker can access critical agreement information, associated documents, aerial imagery and parcel boundary mapping from the field using location to drive information searches.



An effective approach for sharing and consuming all of this geo-enabled land data is through the establishment of a “master land information service” consisting of mapping and related land data from multiple sources (such as provincial and municipal parcel mapping sources, CAD data from land surveyors, proposed plans, survey plans, sketches, spreadsheets, title information, assessment information, deeds and descriptions, and agreement documents).

The master service could be updated regularly either through manual parcel maintenance workflows or automated processes, such as a nightly script. From the master service, individual service views or “hosted layer views” (essentially, tailored views of the same data) could be created to serve specific end-user applications or organizational workflows.

Access and editing permissions can be configured differently for each view based on the credentials of end users. Every time the master land information service content is updated, the individual views would reflect the changes instantaneously. Using this approach, all land information users and applications would always be accessing the same, up-to-date, geo-enabled land information—maximizing land management efficiency and effectiveness across the organization.

Conclusion

GIS technology is increasingly recognized as a key enabler for innovation and productivity improvements in land management organizations. More than just a mapping tool, the ability of GIS to bring together land information from multiple sources for analysis, reporting and sharing is unmatched by any other technology. Its graphical nature equips land management organizations with the ability to present (to executives, landowners, regulators and the public, among others) land information analysis results, reports and proposals in clearly understandable ways. This maximizes communication effectiveness and establishes confidence in an organization’s land management capabilities. ♦

Here are a few case studies of organizations using GIS to maximize land management effectiveness:

- [OmniTRAX Uses GIS to Enhance Services](#)
- [Why Chugach Electric Association Used GIS for Land Document Management](#)
- [GIS Allows Colorado Department of Transportation to Capture the Full Value of Their Properties](#)
- [Utah Department of Transportation Gains Multiple Benefits from Managing Its Right-of-Way with GIS](#)

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Esri Canada’s Land Information Solutions team works with public and private organizations across Canada to help them use GIS to maximize the effectiveness of their land information-based activities.

To learn more, visit esri.ca/land-information and join the [Esri Canada Land Information Solutions LinkedIn group](#).



ROADS REVOLUTIONIZED

How StackDX has transformed how The Canadian Surface land industry Manages Roads and Third Party Access

Surface access has long been one of the most time-consuming and fragmented areas of land management. Roads, crossings, and third-party requests have been managed through a patchwork of systems such as spreadsheets, emails, file folders, and manual approvals that live in too many places at once. For land professionals, this complexity has meant slower turnaround times, higher risk, and more friction across teams and stakeholders.

That's changing now – fast.

With StackDX Roads & Thirds, the industry's first end-to-end platform designed to modernize and digitize Roads and Thirds Agreements, these complex processes are changing. Built in collaboration with Canadian land teams, StackDX is eliminating manual processes and consolidating requests, agreements, and approvals into a single centralized system.

And it's catching on. Over 150 companies have now processed roads and thirds requests through StackDX. With nearly 400 users and over 1000 requests submitted in 2025 so far, it is clear that there is a major market shift toward integrated, digital-first land management.

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I love that people submit road use requests directly into the system, I review it, send it to the field, they approve it—it flows really nicely. Everything lives in one place, and I never have to handle a document. It's easy to find stuff. It's perfect.

-Stacey Linehan, Cardinal Energy Ltd.



One Platform, Endless Efficiency:

The StackDX Roads & Thirds module replaces scattered processes with a streamlined workflow that enables land teams to:

- Submit and manage road use and third-party access requests in one system
- Auto-generate agreements with built-in templates and pre-approved clauses
- Collaborate across internal teams and external parties with real-time tracking
- Monitor request status, collaborate with field staff, and process approvals with full visibility
- Maintain a single source of truth for compliance, audits, and reporting

This digital-first approach is helping companies reduce turnaround times, standardize documentation, and minimize the risk of missed obligations — all while providing a scalable system that grows with the business.

Built for the Future of Land

As the energy sector continues to evolve, efficiency, transparency, and traceability are no longer nice-to-haves, they're critical to maintain operational excellence and regulatory compliance. StackDX Roads & Thirds provides the infrastructure land teams need to meet today's demands and tomorrow's expectations.

With over 150 companies within the ecosystem and counting, Stack Technologies is quickly becoming the standard for Roads and Third-Party access in Canada. The momentum behind this solution reflects a broader trend in the industry: a move toward smarter tools, connected systems, and fewer operational silos.

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It's a massive time saver, which - you know time is money. StackDX Roads has saved us so much time in managing road use agreements and third-party access. That alone makes a huge impact.

-Stacey Linehan, Cardinal Energy Ltd.

Ready to Modernize Your Roads & Thirds?

If you're still managing requests and agreements through emails, spreadsheets, or multiple disconnected systems, StackDX can help you take the leap into a fully digital workflow — without disrupting your existing processes. ♦

StackDX is a connected oil and gas data management platform that brings together the critical data and documents of your operation.

We're a team of data enthusiasts who connect bytes with barrels.

Our clients think of us as:

- **Pioneering** - We dare to rethink traditional approaches and develop industry-specific software to shift the paradigm.
- **Dynamic** - With a blend of curiosity and technical expertise, we adapt quickly to industry shifts, delivering solutions that empower our clients to stay competitive in an ever-changing market.
- **Collaborative** - Building authentic, lasting relationships is at the heart of what we do. We hold ourselves to high standards, both in the solutions we provide and our clear communication.

To learn more visit: <https://www.stackdx.com/>



StackDX

REGAINING CONTROL

Reimagining How We Manage Surface Land Agreements

Are you in control of your surface land agreement portfolio - or are you simply reacting to it?

If you're not entirely sure, you're not alone.

Across the land and energy sector, we've watched surface land management evolve from a simple coordination task to a high-stakes juggling act - layers of legacy systems, siloed data, disjointed communication, and overstretched teams.

At some point, leadership must ask: *Do I really have a clear line of sight into what's happening - and do I have the tools to change it if I don't like the answer?*

The State of (Lack of) Control

Surface land management today is rarely a well-oiled machine. The complexity of assets, overlapping stakeholders, and the increasing demands for real-time reporting and regulatory compliance mean many leaders are feeling less like decision-makers, and more like “firefighters”.

Common symptoms of misalignment include:

- Fragmented information across multiple platforms or spreadsheets
- Delays in receiving status updates from field or legal teams
- Unclear responsibilities or duplication of effort
- Data that feels more historical than actionable

Worse, many organizations don't even realize how far things have drifted - until a renewal is missed, a stakeholder is left in the dark, or regulatory obligations are unmet.



What Does Control Actually Look Like?

Control isn't about micromanagement. It's about visibility, clarity, and confidence.

Imagine a future where:

- You know who's responsible for every agreement, renewal, or negotiation - and can see its current status at a glance.
- Your team uses integrated tools that centralize data, documents, and communications in one place.
- You can report to executives or regulators in minutes - not hours or days.
- Your land professionals are spending less time chasing down updates, and more time delivering strategic value.

Not only is this more efficient, it's also more *empowering*.

Why Now?

Land teams are facing increased scrutiny, tighter budgets, and shifting expectations. Yet, they're still being asked to do more with less.

We believe the organizations that will thrive in this environment are those who rethink how they work - and invest in systems that support visibility and control from the ground up.

Leadership must move beyond legacy tools and gut feelings. It's time to treat operational control as a strategic asset.

Taking the First Step

Regaining control starts with a simple question: Can I see what's really happening - and do I have the levers to shift it when I need to?

If the answer isn't a firm yes, it might be time to reimagine your surface land operations.

The path to control isn't about adding more tools. It's about the right ones - backed by the right people - delivering the clarity and confidence you need to lead. If the challenges outlined here feel familiar, you're not alone. We're here to connect with fellow land professionals who are navigating similar questions - and exploring smarter ways to lead.

Whether it's a conversation, a demo, or a quick assessment of your current approach, consider this your open invitation Tressl offers a free, informal evaluation for land teams looking to regain control of their agreement management workflows - no pressure,

just insight. ♦

Unlock operational control with your free land agreement checkup.

Tressl is a platform used by Infrastructure Owners and Operators to receive, review, and approve requests, to automatically generate agreements/invoices, while keeping the entire workflow in one place.

Tressl's online platform is used by existing teams to:

- *Drive Efficiency: Automate manual and repetitive tasks to decongest bottlenecks, eliminate backlogs, and balance workloads so your team can stay on top of other important projects.*
- *Maintain Operational Control: Have full control over the data you receive. Good data in = good data out.*
- *Mitigate Risks: Improve Damage Prevention and safety measures while ensuring regulatory compliance.*
- *Optimize Revenue Capture: Automate invoice creation to capture revenue with ease.*
- *Streamline Collaboration: Connect every stakeholder in one place to ensure that your Office, Field, Legal, Accounting, and Technical Teams remain aligned and equipped with key data.*

tressl.

UPDATE FROM FAM

Spring 2025

Kevin Martin, PSL | Director, FAM

As the snow melts and spring breathes new life into our landscapes, the Field Acquisition Management (FAM) committee is equally energized to kick off another year of meaningful engagement and professional development. Our mission remains steadfast: to provide value to our members and foster the continued growth of our association.

A Season of Insight and Innovation

We are excited to launch this year's FAM meetings with a strong lineup of speakers and topics designed to inform, inspire, and connect. Our first featured presenter is Leanne Chartrand, an Engagement Specialist with the Alberta Energy Regulator (AER). With a career spanning upstream, midstream, and stakeholder relations, Leanne brings a wealth of experience and insight. Her session, scheduled for September 18, promises to be both informative and engaging.

FAM meetings are held in person at the CALEP office and are also accessible via Microsoft Teams, ensuring that all members—regardless of location—can participate fully. If you're interested in attending, please contact Spryng Kubicek, CALEP's Executive Director to reserve your spot.

In Memoriam: Laurier Laprise

This year also brought a moment of reflection and loss. We were deeply saddened by the passing of Laurier Laprise, a respected Surface Landman and cherished member of our community. Laurier will be remembered for his unwavering dedication to his family, his professional excellence, and his volunteerism with the Knights of Columbus. He was also known for his love of motorcycling with his wife, Merry. Personally, Laurier was a mentor who guided me in the early days of my career. His no-nonsense

approach, strong work ethic, and ability to get things done left a lasting impression on all who had the privilege of working with him.

Looking Ahead: Technology and Collaboration

As we look to the future, FAM is committed to exploring the evolving landscape of technology and industry collaboration. We are pleased to announce upcoming presentations from:

- **Jordan Blouin**, Vice President of Technology & Innovation at AiM Land Services Ltd., who will introduce *Fusion*, their cutting-edge GIS system.
- **Evan Bahry**, Executive Director of Energy Connections Canada (ECC), who will share insights into ECC's initiatives and discuss potential avenues for collaboration with CALEP.

These sessions are designed to spark dialogue, encourage innovation, and strengthen our professional networks.

Acknowledging Our Volunteers

None of this would be possible without the dedication of our committee members and liaisons. Their volunteer efforts ensure that our industry remains informed, adaptive, and forward-thinking. We extend our heartfelt thanks to the following individuals:

- FAM Committee Leadership
 - Grant Phillips, Chair
 - Jean Laprise, Vice Chair
 - Matt Mintha, Secretary
- Liaisons
 - Amanda Moran & Andrew Fulford, Olds College
 - Al Goosney, Education and Professionalism
 - Darren Clarke, Land Property Rights Tribunal
 - Jodie Seguin, Survey Liaison
 - Amanda Moran, Public Land Liaison

We currently have liaison opportunities available. If you're interested in contributing to the future of our industry, we encourage you to reach out and get involved. ♦

WHY JOIN CALEP?

The Value of Membership in the Canadian Association of Land and Energy Professionals

In the ever-evolving landscape of Canada's land and energy sectors, staying informed, connected, and professionally recognized is more important than ever. That's where the Canadian Association of Land and Energy Professionals (CALEP) comes in. Whether you're a seasoned landman, a new entrant to the industry, or a company looking to support your team's growth, CALEP membership offers a wealth of value that far exceeds the cost of joining.

1. Professional Development That Pays Off

CALEP is committed to advancing the knowledge and skills of its members through:

- **Industry-Specific Training:** Courses like Freehold Mineral Lease and Evaluation of Canadian Oil and Gas Properties for Landmen provide practical, up-to-date knowledge.
- **Certifications & Standards:** Members benefit from CALEP's commitment to high ethical and professional standards, enhancing their credibility and career prospects.

These resources not only sharpen your expertise but also make you more competitive in the job market—an investment that pays dividends throughout your career.

2. A Powerful Professional Network

Membership opens the door to a vibrant community of professionals:

- **Events & Conferences:** From the annual CALEP Golf Tournament to the Triple Round Up and expert panels, members enjoy exclusive access to high-value networking opportunities.
- **Peer Collaboration:** Build lasting relationships and collaborate with peers across Canada's land and energy sectors.

3. Advocacy That Shapes the Industry

CALEP is more than a professional association—it's a voice for the industry:

- **Policy Influence:** The association actively engages with government and regulatory bodies to advocate for fair, effective policies.
- **Standardized Agreements:** CALEP-developed agreements are widely used across the industry, supporting billions in transactions and ensuring consistency and fairness.

Your membership helps support this vital work, ensuring your profession is represented and respected.

4. Career Advancement Tools

Whether you're looking for your next role or seeking to grow within your current one, CALEP has you covered:

- **Exclusive Job Postings:** Access to job opportunities from top employers like Enbridge and Cardinal Energy.
- **Mentorship & Guidance:** Learn from experienced professionals and give back by mentoring the next generation.

These tools help members navigate their careers with confidence and clarity.

5. Recognition & Belonging

Being a CALEP member is a mark of professionalism:

- **Professional Identity:** Membership signals your commitment to excellence and ethical practice.
- **Recognition Events:** Celebrate your achievements and milestones with peers at formal events and ceremonies.

It's more than a membership—it's a community that recognizes and supports your journey.

Is It Worth It? Absolutely. For a modest annual fee, CALEP membership delivers unmatched value in education, networking, advocacy, and career support. It's an investment in your future—and in the future of Canada's land and energy industries.

Ready to join or renew? Visit calep.ca to learn more and take the next step in your professional journey.

MEMBER BENEFITS

Your CALEP membership provides you with the tools, resources and network to advance your career and navigate the evolving energy industry.



Education



**Social Events &
Networking**



**Business
Forms**



Certification



**Publications:
The Negotiator**



**Job
Postings**



**CALEP
ROSTER**



**Property
Opportunities**



Advocacy



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SURFACE RIGHTS & REGULATORY REVIEW



Land and Property Rights Tribunal Decisions & Related Cases

Erin Allison, Daron Naffin and Tim Myers | Bennett Jones LLP

Court Addresses Permitted Use and Trespass Issues Related to Bitcoin Operation

Decision: *Flowers v Persist Oil and Gas Inc*, 2025 ABKB 142

Date: March 10, 2025

This decision of the Alberta Court of King's Bench dealt with a dispute between a landowner, Mr. Roy Flowers (“**Flowers**”) and Persist Oil and Gas Inc. (“**Persist**”) related to Persist's activities under a surface lease on Flowers's lands. The decision dealt with a number of issues, only some of which are addressed in this summary.

Persist is the lessee of a 3.14 acre oil and gas compressor site and access road on the relevant lands. The lessee's interest was granted under a 1999 surface lease agreement (the “Lease”) for “any and all purposes and uses as may be necessary for the exploration, development and production of oil, gas, related hydrocarbons or substances produced in association therewith, including the right to lay a pipeline or pipelines, construct and operate a sweet natural gas compressor facility, remediation and reclamation.” The term of the Lease expired in 2019, and the parties have not agreed on a renewal. However, the Land and Property Rights Tribunal (“**Tribunal**”) determined in a 2024 decision that compensation remains payable under the Lease pursuant to section 144 of the *Environmental Protection and Enhancement Act* (“**EPEA**”), which prohibits the surrender or termination of a surface lease until a reclamation certificate has been issued with respect to the relevant lands. The Tribunal also granted Persist a Right

of Entry Order in 2023 for activities for or incidental to the operation of and access to the gas compressor facility.

Starting in 2021, Persist brought equipment onto the leased lands for the purpose of a Bitcoin mining operation (the “**Bitcoin Operation**”) using natural gas from the compressor facility. Persist conducted Bitcoin mining intermittently since that time according to natural gas pricing trends. Flowers opposed the Bitcoin Operation and had issued written demands for Persist to stop the Bitcoin Operation and remove its Bitcoin mining equipment, as well as objected to Persist’s application for a Right of Entry Order.

Pursuant to an injunction application by Flowers, the Court considered the issues of (1) whether the Lease had expired in 2019, (2) whether the Bitcoin Operation was a permitted use under the Lease, and (3) whether Persist was trespassing on the relevant lands.

With respect to the first issue, the Court stated that, although the Lease had expired by its terms, it remains valid and operable pursuant to section 144 of the *EPEA* until a reclamation certificate is issued. The Court also noted that Persist was granted a Right of Entry Order by the Tribunal in 2023 which supplemented “Persist’s right to continue in possession of the leased premises.” The Court did not otherwise address the scope of rights that continue when a lease remains in effect only by operation of the *EPEA*.

Regarding the issue of whether the Bitcoin Operation is a permitted use under the Lease, the Court endorsed consideration of the “plain and ordinary, literal meaning” of the Lease provision addressing permissible uses. It found that the Bitcoin Operation was not a permissible use, noting that it does not fall within the same category as an operation producing oil, gas, related hydrocarbons or substances produced in association therewith. The Court also rejected an argument by Persist that Flowers had waived any breach of the Lease by Persist as a result of Flowers having accepted rental payments. The Court noted that Flowers was simply accepting the rentals owed under the Lease for the gas compressor operation, and that no additional amount had been paid or accepted related to the Bitcoin Operation. In

addition, Flowers had clearly indicated via written demands and the court action that he did not accept the Bitcoin Operation.

Finally, regarding the issue of trespass, the Court found that Persist was not trespassing due to Persist’s statutory right to continue occupying the lands (apparently referring to its findings regarding section 144 of the *EPEA*) as well as Persist’s rights under the Right of Entry Order. The Court also found that a trespass would require “a direct interference with lands possessed by the aggrieved party” and, since Persist was in possession of the leased premises, Persist was not in trespass. The Court stated that the Bitcoin Operation was properly characterized as a breach of the Lease and not a trespass.

Court Considers Annual Compensation Decisions Based on Investment Approach

Decision: 1724732 *Alberta Ltd v Lexin Resources Ltd*, 2025 ABKB 239

Date: April 16, 2025

This decision dealt with an appeal to the Alberta Court of King’s Bench with respect to two compensation orders made by the Tribunal. The appellant, 1724732 Alberta Ltd. (“**172**”), claimed that the Tribunal erred in deciding appropriate annual compensation pursuant to applications by 172 under section 27 of the Surface Rights Act. Because of the development status of the land at issue, this matter involves consideration of a rate of return in setting compensation as well as higher rates of compensation than are typically seen for agricultural land leases.

The lands are located in Rocky View County, adjacent to the Calgary city limits as well as Glenmore Trail. 172, the lessor, bought an 80 acre parcel in 2013 in order to subdivide and sell it, later subdividing the parcel into four lots. The respondent, Lexin Resources Ltd. (“**Lexin**”), was the operator of three sweet gas well sites and an access road on the relevant lands pursuant to two surface leases. Lexin’s access road was located on the subdivided Lot 1 and Lot 3, and the three well sites were all located on Lot 3. Lexin was ordered into bankruptcy by the Alberta Energy Regulator (“**AER**”) in 2016. One of the two surface leases remained un-remediated at the time of the appeal.

The Tribunal's first decision under appeal, *Lexin Resources Ltd v 1724732 Alberta Ltd*, 2017 ABSRB 473 (the "**2017 Decision**"), dealt with compensation under one of the surface leases (the "**1995 Lease**"), related to Lexin's access road on Lots 1 and 3 as well as one of the three well sites located on Lot 3. The effective date of review was in May of 2015. At the time of the hearing, Lots 2 and 4 had been sold and Lots 1 and 3 had not yet been sold. 172 argued that the access road and well sites were preventing 172 from selling or leasing Lots 1 and 3. The Tribunal accepted 172's position that, but for the well site, Lots 1 and 3 would have been sold as of the effective date of review. The Tribunal also stated that, once 50% of a subdivision has been sold, then "serious consideration must be given to a request for compensation based on an Investment Approach (or similar situations if a pattern of dealing is proposed)." Accordingly, following the investment approach, it set annual compensation based on a rate of return on the market value of the land but for the well site. The Tribunal determined land value in consideration of the selling prices for the lots that had already been sold as well and only partially accepted 172's appraisal evidence. It did not accept 172's proposed rate of return or "capitalization rate" of 8%, listing a number of reasons why it did not consider that rate to be appropriate. Instead, it applied a rate of 2.5% based on *Penn West Petroleum Ltd v Parkland Industrial Estates Ltd*, 2015 ABSRB 42 ("**Penn West**"), which had used the prime lending rate at that time. Total loss of use was set at \$21,275 per year in total for the two lots at issue, significantly lower than 172's requested loss of use compensation of \$69,847.20 per year. The Tribunal also awarded adverse effect in the amount of \$4,000 annually, related primarily to difficulty in subdividing and selling the land and interactions with Lexin.

The Court reviewed the 2017 Decision on a "palpable and overriding error" standard, meaning that there would need to be an error that is obvious and can plainly be seen, and that affected the result, in order for the decision to be overturned. This is a high standard to meet in order to successfully appeal. The Court noted that the Tribunal's decision on market value was properly anchored in evidence and that its decision on capitalization rate relied on the existing

prime lending rate (based on *Penn West*) and recent jurisprudence. It determined that there was no palpable and overriding error in the 2017 Decision.

The Tribunal's second decision under appeal, *Lexin Resources Ltd v 1724732 Alberta Ltd*, 2021 ABSRB 1220 (the "**2021 Decision**"), dealt with both surface leases on the relevant lands. It reviewed compensation under the 1995 Lease, with an effective date of review in May of 2020. It also reviewed compensation under the second lease (the "**1997 Lease**"), with an effective date of review in May of 2017, which related to a portion of access road and two of the three well sites located on Lot 3. At the time of the 2021 Decision, only Lot 3 had not yet been sold. The Tribunal determined that annual compensation should be set using the investment approach, as it had done in the 2017 Decision. The Tribunal set the market value of the lands based on partial acceptance of 172's appraisal evidence. For the capitalization rate, the Tribunal applied a rate of 3.70% for the 1997 Lease and 3.45% for the 1995 Lease. The selected rates were both below 172's proposed rate of 6.62%. The Tribunal commented that the capitalization rate considers what might have been earned on capital invested in the lands as rental income or, alternatively, as income earned from low-risk investments, preferring earnings from low-risk equity investments as the best indicator of rate of return. The Tribunal awarded total loss of use in the amount of \$23,532 per year under the 1997 Lease and \$23,770.85 per year under the 1995 Lease. The Tribunal also awarded adverse effect in the amount of \$4,000 per year under each of the leases.

The Court reviewed the 2021 Decision on a standard of reasonableness, meaning that the decision could be overturned if found to be unreasonable on review. A different standard of review applied for the 2021 Decision compared to the 2017 Decision due to legislative changes that took place in between the filing of the appeals of each decision. The Court found that the Tribunal's determination of market value for Lot 1 was not reasonable because the Tribunal had mischaracterized or misapprehended evidence regarding the impact of a low-lying, wetland area on the lands. The Court also found that the Tribunal had not justified its conclusions with respect to its rejection of certain evidence filed by 172. With respect

to capitalization rate, the Court found that the Tribunal decision to apply a rate that may have been earned as rental income or as income earned from low-risk investments was not reasonable. In particular, the Court stated that the Tribunal did not explain why it assessed 172's investment risk as low, and that the evidence demonstrated that 172's investment was in fact a higher-risk investment. In consideration of its findings, as well as certain new evidence submitted at the appeal, the Court directed that the compensation award be recalculated using a higher land value and a capitalization rate of 6.7% for the Lot 3 lands.

Tribunal Sets Annual Compensation and Considers Damages Claim for Weed Control

Decision: *Hagman v Point Loma Resources Ltd*, 2025 ABLPRT 202

Date: April 22, 2025

The applicants in this case filed an application with the Tribunal under section 27 of the Surface Rights Act seeking an increase in annual compensation payable under a surface lease. The surface lease was for a 5.33 acre leased area for a well site and access road located in 5-57-08 W5M. The applicants sought an increase in annual compensation from \$3,000 per year to \$5,500 per year, effective in May of 2022. The applicants also filed a section 30 application claiming \$500 in damages related to weed control.

The operator, Point Loma Resources Ltd., is insolvent and has been struck from the corporate record, and it did not participate in the proceeding. Obsidian Energy Ltd. owned an approximately 30% working interest in the former site and, at the time of the proceeding, had been paying annual rentals pursuant to section 36 applications by the applicant landowners.

Reclamation activities took place at the site a number of years ago and a former operator had applied for a reclamation certificate for the lands, but that application was denied due to insufficient topsoil across the leased area. The site was assigned to the Orphan Well Association ("OWA") in 2023. The OWA informed the applicants that it would be conducting reclamation work and also advised that it would only manage weeds at the time of final reclamation and that weed control would be the applicants'

responsibility until that point. At the time of the proceeding, the site had been farmed by one of the applicants since approximately 2013.

The applicants presented three comparable leases to support their requests for a loss of use rate of \$700 per acre and adverse effect of \$2,250. They also argued that there should be an increase in the loss of use component of compensation based on a significant increase in production margin in 2021 due to large increases in commodity prices, which have generally remained high, and provided yield information from his farming operations supported by Alberta Financial Services Corporation data. With respect to adverse effect, they noted impacts from vehicle access to the site, weed management, and the need for annual section 36 applications.

The Tribunal determined that the comparable agreements presented by the applicants did not form a pattern of dealings, finding that the agreements were not comparable to the site at issue or otherwise did not support a pattern. However, the Tribunal did rely on the applicants' evidence, including certain of the comparable agreements, to determine compensation and accepted the applicants' proposed values. The Tribunal directed that annual compensation should be paid based on loss of use of the entire 5.33 acre leased area, noting the applicants' argument that the OWA can access the entire leased area for reclamation and remediation purposes such that the landowner may be unable to harvest a crop off of the site (referring to the decision *Bateman v Alberta (Surface Rights Board)*, 2023 ABKB 640).

The Tribunal also found that the applicants' responsibility for weed control was not a responsibility typically associated with sites that are under active management by operators. Accordingly, it awarded the applicants an additional \$250 per year in annual compensation for adverse effect. It did not award any damages with respect to the applicants' section 30 application on the basis that weed control costs had been addressed as a component of annual compensation. It also stated that the cost of weed control was better addressed through annual compensation than through the damages claim, since the applicants would not have to apply annually for weed control costs.

AER Reinstates Reclamation Certificate and Provides Guidance on Reclamation Assessment

Decision: *Canadian Natural Resources Limited, Appeal of Cancellation of Reclamation Certificate 30002609*, 2025 ABAER 005

Date: May 7, 2025

In this decision, the AER revoked a prior cancellation of a reclamation certificate issued to Canadian Natural Resources Limited (“CNRL”).

The reclamation certificate was issued in 2022 with respect to a former lease site for a single crude oil well located at 35-56-08 W4M and reclaimed between 2011 and 2017. The former site and surrounding lands are farmed annually by the relevant landowner in order to raise greenfeed for cattle and are also used for grazing purposes. Reclamation work at the site included contouring, rock removal, placing of subsoil and topsoil, erosion control, seeding, and fencing. The access road associated with the former well site was left un-reclaimed as a surface improvement for use by the landowner pursuant to a signed release. CNRL had applied for the reclamation certificate in 2020, and the AER had approved its application and issued the certificate in early 2021.

Following the issuance of the reclamation certificate, the landowner registered a complaint with the AER Enterprise Reclamation Group (“ERG”) regarding his continued concerns about the condition of the former lease site. In response, ERG conducted two site visits in the late summer of 2021 and of 2022 to assess the condition of the site. The landowner did not grant CNRL access to the lands for either of the visits, including for the field inspection conducted by ERG during the second visit. The ERG inspector who investigated the landowner’s complaint decided to cancel the reclamation certificate in 2022 based on soil compaction and root matting that had been observed on the former well site but not at any of the off-site control locations. CNRL filed a request for a regulatory appeal of the decision to cancel the reclamation certificate.

At issue in the regulatory appeal was whether the reclamation of the lands met applicable regulatory standards such that the decision to cancel the certificate should be revoked. Specifically, the AER appeal panel had to consider whether the reclaimed

site had “equivalent land capability”, within the meaning of the *Conservation and Reclamation Regulation*, related to the observed soil compaction issues that were the basis of the cancellation decision.

CNRL submitted that, despite the on-site compaction, the former lease site had been reclaimed to equivalent land capability. CNRL argued that pre-existing conditions should be considered when assessing reclamation because they may limit reclamation success. It also argued that operators should not be obligated to reclaim sites to a productivity level that is better than the site’s predisturbance condition or that of adjacent lands. This was based in particular on the landowner’s use of the lands for annual cropping, which in CNRL’s submission was not compatible with the steep slope and sandy soil characteristics of the lands. CNRL presented evidence that there was significant variation in land capability across the field, such that vegetation on the reclaimed former lease site was equivalent to the overall productivity of the lands. CNRL provided air photos taken prior to construction of the well site to support its submissions that erosion and cattle trails were prevalent in the field prior to CNRL’s disturbance. CNRL also submitted that further, post-reclamation work could damage the reclaimed site as a result of there being sandy soil on a slope prone to erosion, and noted that the landowner’s use of the land for cattle grazing and farm vehicle traffic was beyond CNRL’s control. CNRL suggested that compaction observed by ERG on its 2022 site visit could have resulted from the landowner’s post-reclamation activities on the lands or from natural processes causing settling or soil changes. In CNRL’s submission, the slope and soil type, as well as the landowner’s farming practices, made the site prone to erosion. Work to relieve compaction could simply expose the site to further erosion.

The AER panel accepted CNRL’s position that equivalent land capability had been met, finding that conditions on the former well site were similar to the predisturbance and current conditions on the lands. It confirmed that reclamation is the responsibility of the operator, including providing justification for any variances from reclamation criteria. With respect to the soil compaction observed by ERG, the AER panel

noted that there was evidence of third-party impacts from cattle (cattle trails), as well as evidence of ongoing farming traffic from annual cropping practices. The AER panel determined that the compaction observed by the ERG inspector at his site visit could have been caused by older cattle trails or vehicle traffic trails that were no longer visible when sampling locations were chosen. The AER panel found that continued use of the site for cattle grazing and movement could be an ongoing contributing factor to compaction and accepted that vehicle traffic for farming activities was another potential cause of compaction.

The AER panel also dealt with an issue of whether the ERG's complaint inspection report and record of the decision maker were reliable. It found that it could not confidently rely on the evidence at hand to reach the same conclusion that the ERG decision maker had reached in cancelling the reclamation certificate. This also contributed to its decision to revoke the cancellation.

In its reasons for the decision, the AER panel confirmed that an operator remains responsible for surface reclamation of a site for 25 years after the issuance of a reclamation certificate. If there is a failed audit or landowner complaint at any point during the 25-year period, then the reclamation certificate may be cancelled. ♦

Erin Allison has a broad energy regulatory practice which includes the areas of regulatory approvals and project applications, utilities and rates, environmental, Indigenous and surface rights matters.

Tim Myers is an experienced energy regulatory lawyer specializing in the areas of project development, utilities and rates, and environmental, Indigenous and surface rights law.

Daron Naffin acts for oil and gas companies, municipalities, and utilities with a practice that is directed towards energy, environmental and regulatory law, municipal planning as well as expropriation and surface rights.

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SPOTLIGHT SERIES

Don Ratcliff, Manager, Alberta Field Operations, Millenium Land

Tell us about yourself, and what got you into Land.

I had a bit of a strange start to my 40-plus-year career in land. In 1983 I had just graduated high school and was working on a placer gold mine with my family near Barkerville in BC. My mom came out to pay my dad and I a visit and she met some of my new work friends – envision an assorted bunch of hippies, Vietnam war draft dodgers, moonshiners, and bootleggers. Upon taking in my work environment, she promptly provided me with a selection of college calendars and said “pick a program. I’m registering you for school when I get home!”

I vividly remember sitting in a truck cab working the night shift when I saw a program called “Land Agent.” Without having a clue what the career would entail, I thought “that sounds cool, I will be a Land Agent.”

My mom then dropped in at Olds College and inquired, only to be informed the program was full and perhaps I could try to register next year. Undeterred – and perhaps desperate after what she had witnessed at the gold mine in the bush – my mom asked to meet with the program instructor, Orest Curniski. As it turned out, Orest was also a placer gold miner, and he took pity on my mother and enrolled me that day. I graduated from Olds College in 1985, and 40-some years later I am still working as a licensed Land Agent.

Can you share your journey from starting out your career as a Land Agent to becoming the Manager of Field Operations at Millennium Land?

I think the best way to describe my career path is to say it has come full circle. My first job was as an interim licensed field Land Agent at Canadian Landmasters. Oil prices had cratered shortly after I graduated (sub \$9 BOE) and I was fortunate that Merv Henkelman offered



me a job right out of school. What an amazing start to my career! Surrounded by such a wonderful cast of characters including John Wrobel, Zenon Iwaysk, Brett Kay, John Huffnagel (yes, the former Stampeders QB), Terry Henkelman and many more, I couldn’t believe I was getting paid to do this job. I was 21 years old, I thought I was the richest guy in the world at \$15/hr and \$0.35/Km. I would drive down the highway at 100km/hr and think, “WOW, I am making \$50 bucks per hour!”

After obtaining a few years of solid field experience as a Land Agent at Canadian Landmasters and then Progress Land Services, I started my in-house career at NOVA Gas Transmission. I worked for NOVA and then TransCanada Pipelines from 1989 to 2000 before starting the next chapter at a little oil and gas company called ExxonMobil. After almost a dozen years working on large linear pipeline projects across Canada, I thought it was time to focus on learning about the upstream oil and gas development industry, and it was a great professional development decision.

I was a Senior Land Agent at ExxonMobil for a few years until the area I looked after was divested, then I joined Apache for a year. From 2006 until 2014, I was the Surface Land Manager at Enerplus, then I worked with Mosaic (now Strathcona) for a couple of years. Throughout this time, I had the privilege of working with an amazing group of professionals on a variety of incredible projects and I learned so much. I am deeply indebted to the people that had faith in me and

provided those opportunities.

The third and perhaps final chapter of my Land Agent career began in 2017 when I was offered the opportunity to become a partner in Millennium Land to expand our service offerings into Alberta. How could I turn that down? The chance to build and contribute my skills and experience into an organization that I had always admired, with partners that I have known for decades, and consider almost family. I was thrilled and excited for the new challenge.

Having spent a significant portion of your career in-house with midstream and upstream companies, what aspects of working on the service side at a land broker do you find most rewarding or enjoyable?

The variety of work we do as a land service company is both rewarding and enjoyable, but it is also the biggest challenge. Our client spectrum is amazing! We work for some of the largest oil and gas companies to the smallest startups, in both conventional and renewable energy development.

Personally, what I enjoy the most at this stage in my career is being able to provide some insight and experience into solving problems and hopefully passing along some skills and knowledge along the way. I am in the process of “passing the torch” to the next generation of land professionals and I am so proud and fortunate that for the past seven years I have had the privilege of working with my eldest son Marshall at Millennium Land. I have treasured this time and opportunity.

Looking back, has there been any mentors or role models throughout your career that you'd like to recognize and why?

There are a couple of individuals that have stood out and had a significant impact on me as a Land Agent, as a person, and on the industry as a whole. Both fellas are from the same family, and sadly both have passed on now. I would like to recognize Merv Henkelman and his son Terry Henkelman from Canadian Landmasters for their confidence, support, and lifelong friendship. Merv gave me my first Land Agent job and that is where everything started for me.

Both Merv and Terry deserve to be recognized for their contributions to and support of the land industry and the professional associations that we are a part of (including CAPL/CALEP, IRWA and AASLA). I would like to thank each of them for the roles they played and the

support they provided to so many land professionals.

What are some of the key challenges you faced during your career, and how did you overcome them?

I think that we as a profession and an industry are heading into our biggest challenge yet, and we are far from overcoming it.

I anticipate a massive shortage of land professionals looming for the next generation. This resourcing gap has been created over time and won't be easily solved. We need to change the negatively charged narrative about the energy industry and to start to recognize, appreciate and reward the expertise required to work in this vital sector. The breadth and depth of knowledge, experience, and skills you need to be an effective Land Agent has never been greater.

I've witnessed firsthand the substantial advancements and positive impacts the industry has made. It's crucial that we shift the negative narrative because it often overlooks the industry's commitment to innovation, sustainability, and community development. The value that knowledgeable land professionals bring to the table is enormous, and it will be a key factor in changing the perception of the sector.

As Land Agents, we often have the privilege of meeting remarkable landowners and stakeholders in the field. Are there any memorable stories or experiences that stand out for you and that you'd be willing to share?

As I'm sure you can imagine I have a lifetime full of memorable moments and stories I could tell. That is true of all Land Agents, and I don't know where I could possibly begin and end.

One of the most memorable, awkward, and embarrassing moments in my career was knocking on a landowner's door near Two Hills, introducing myself, and the landowner responding by saying, “Hi Don, nice to meet you. I'm Harry, Harry Hole. And this is my wife, Mrs. Harry Hole”. I was looking him in the eyes when my chin dropped to my chest, mouth wide open! It took every ounce of self-restraint I possessed not to bust a gut in laughter, but I had to maintain my professional demeanour. After a moment or two, Harry and his wife turned to each and howled in laughter about the look on my face and how that introduction gag “just never gets old!” Since that time, I have met at least one other land agent that shared that exact same experience and I'm sure there are many more.

You've had quite an accomplished career; looking back, what can you say stands out the most for you and why?

I think the most rewarding thing I have ever worked on during my land career was assisting in the development and implementation of the Energy Asset Management (EAM) program delivered by SAIT. To see the level of success these EAM program grads (including two of my own sons) have been able to achieve is very rewarding. I am proud of the program and the role I played in its development. I hope it continues to be successful in meeting industry need for land professionals and results in long and rewarding careers for its graduates.

What do you think are the key skills necessary for success as a Land Agent in today's world?

This will probably sound weird, but I believe the most important skill needed for success as a Land Agent is the ability to sell. To be successful as a Land Agent you need to be able to sell yourself by building rapport quickly and gain credibility with the landowner as the foundation from which to build a working relationship. They need to trust in your ability, integrity, and professionalism to represent their interests, not just those of the client. You need to be able to sell the project you are working on to create understanding and

work toward the win/win outcome ideally desired. Lastly, you need to be able to sell the landowner's interests and concerns to your client, so they are taken seriously and addressed to the best of your ability.

What challenges do you foresee working in land for the future?

I think that above all else, being a Land Agent is all about relationships. In this world of social media, dating by apps, video gaming etc., the skill to interact with other humans is being lost. I don't know how AI is going to help in that regard, and I don't believe the need for Land Agents will be going away any time soon. With all the scams landing on people's phones and via their email or internet, people should be rightfully cautious. I would never sign an agreement or trust someone without meeting them in person and doing my own due diligence and I believe that will continue to drive the need for Land Agents in the future. Now, training those future Land Agents is going to be another challenge.

What advice would you give to someone wanting to get into land?

Treasure the experiences, remember the good, forget the bad, see the sights, and enjoy the drive! ♦



CELEBRATING EXCELLENCE

CALEP Merit Awards Highlight Participation, Integrity, and Leadership

Suzanne Stahl | Merit Awards Committee

In a time of economic uncertainty and environmental scrutiny, recognizing our own members, friends and sponsors who exemplify the values of collaboration, resilience, and ethical leadership has never been more vital. The 2025 CALEP AGM and Merit Awards ceremony, held on the evening of April 10, 2025, at the Calgary Petroleum Club, showcased the quintessential forces contributing to the land professionals who drive our energy sector forward—often behind the scenes, but always at the heart of progress. Although we recognize that this article is too short on space to expand on the full details of our winner's contributions, we congratulate and are deeply grateful to each and every one of our Merit Award recipients this year, along with those who took the time to submit their nominations. In the spirit of community, our guest speaker for the evening, Melissa From, President & CEO of the Calgary Food Bank, inspired us with her journey, aspirations and thankless community engagement. Calynda Evans, Merit Awards Committee Chair, and Gary Richardson, Merit Awards Committee Member shared the podium and introduced our award recipients.

Our Scholarship Recipients:

Matt Gieb, on behalf of Lindsay McGill and the CALEP Scholarship Committee, introduced our four awardees for this year: **Kesney Myllymaki, Eduardo Arredondo, Georgina Camacho Velazquez, and Zachary Bernard Watson**. These young people have worked hard in

their educational pursuits, and we congratulate them in-kind for their accomplishments and dedication towards a career in our vibrant industry. Each of these students will also receive a one-year student membership to CALEP, and we embrace their future participation in a community that invites and promotes volunteerism, collaboration and contribution.



Our Life Members:

Rob Telford (30-year member) and **Noel Millions** (25+ year member) were each officially granted a Lifetime CALEP Membership for their individual statuses as long-standing members and CALEP Past-Presidents. Their enormous and on-going contributions to our association and the industry at-large make them outstanding and worthy of this prestigious status. These individuals were recognized not just for their long service, but for embodying professional excellence across decades of change. Each built their reputations on fairness and integrity - foundations that underpin every successful land negotiation or stakeholder engagement.

Our Bright Lights Award:

Jelena Cvijanovic was recognized as a 5 years-or-less CALEP member who has been outstanding as a newer member, having proven her dedication and drive through her participation on the Education Committee as Course Coordinator. Jelena is currently pursuing a P.Land designation as well as an MBA, and has proven herself to be a constructive volunteer and enthusiastic participant

Our Awards of Merit:

Special recognition of members who have been recognized by their peers as having made 'above-and-beyond' contributions and having led by example in CALEP association endeavours is the essence of this annual award category. This year we congratulate three of our members: **Ashlee Rowland**, **Doug Perry** and **Matteo Villani**. Ashlee and Doug were honoured for their time, involvement, leadership and dedication to the 2024 CALEP Conference in Banff, AB. Matteo was recognized for his past and on-going involvement and participation on several committees and special events, including his work as a Board of Director in 2020-2021 as director of Technology.

Our Volunteer Supporter Award:

This year's beneficiary was **Teine Energy Ltd.** who was a sponsor (Platinum – 2024 CALEP Conference), promoter, and contributor, both financially and in-kind through their support of their employees' CALEP volunteer efforts on several committees, including our 2024 Conference Chairman, Marah Graham, as well as upcoming 2025 Conference Activities Chair, Darren Plaustein. Teine participates in real-time to the





pursuit of relationships, excellence in collaboration, and the support of their employees' participation in community endeavours. These types of industry/association/corporate collaborations are instrumental in providing the type of environment required for a successful and healthy industry. CALEP is most appreciative of their support.

Our Friends of CALEP:

These individuals and companies being recognized this year are such a vital and important component to CALEP's success. We congratulate, and are deeply grateful, to the following for their outstanding contributions:

Canada West Land – a proud supporter of CALEP over many decades, as well as their support of their employee volunteers (Janice Redmond comes to mind! – among others).

Mid West Surveys – a long-time supporter of CALEP through sponsorship of association events, the Negotiator, and in-kind employee volunteer contributions

Scott Land & Lease Ltd. – over decades, support and contribution has been unwavering, and with a current Board member!

Jared Heynen – our 'resident' photographer, who has lent his expertise, creativity, time and enthusiasm to our events and online website Photo Galleries.

Stack Technologies – well on their way to transforming our data, documents and integration of land and assets with their software, StackDX, Stack has entrenched itself within our energy community and made significant contributions through participation and sponsorship.

Kudos to all of you!

Our Mentor Excellence Award:

A new award category this year! The conception of this award was to recognize what we have all experienced at some level – that of identifying a stand-out individual who has had an instrumental and profound impact on our career, whether that person was a direct supervisor/manager, or an external influencer/mentor.

Jim MacLean is a household name and icon in our land and energy community. There was no better choice for our first-time recipient. Calynda Evans

introduced Jim, who was accompanied at the event by his wife, Corinne, and daughter, Kendra, whom he thanked and acknowledged for being a big part of his successes. In any of our volunteer endeavours, it is inherent knowledge that the many hours of work outside of regular business hours would not be possible without the support and sacrifice of your family and friends. Words from Jim's nominators included praise and gratitude for his influence – his willingness, patience, dedication and enthusiasm for engagement in thoughtful and thorough analysis, with the added bonus of developing true friendship and mutual respect.

Our Herb Hughes Memorial Award:

We were pleased and proud to honour **Andy Fulford** as this year's Herb Hughes Memorial Award recipient. This award is CALEP's highest and most prestigious award and is intended to recognize a member who has repeatedly made outstanding contributions to our Association and industry and whose professional conduct continues to be exemplary.

Andy has consistently demonstrated dedication and commitment to advancing the goals of CALEP and the industry through his countless volunteer efforts, including his active participation on the FAM committee for many years, his connections with Olds College, and as Chair of the Olds College Advisory Committee. In addition to that, Andy has played a major role in developing and teaching the D56 Regulatory course along with many other surface land courses including the early land courses at SAIT. He has earned the respect of numerous First Nations and Metis settlements, and has worked with them to facilitate scholarships and donations – no small achievement. Outside of CALEP, Andy has volunteered for 15 years on the Calgary Stampede Downtown Attractions Committee. His tireless efforts and commitment to excellence makes Andy an exemplary candidate for the HH Award.

As is Andy, he was modest and grateful in his acceptance address, firstly acknowledging his family (Andy's wife, Bonnie was present) for their support of his extra-curricular endeavours, with equal gratitude to the companies and leaders in those companies who facilitated his career and recognized the importance of contribution to the Association and the meaningful



impact that CALEP makes towards the success, integrity and growth of our industry and our members. Their invaluable in-kind and financial support enriches the professional skills and knowledge of the members through facilitating participation and encouraging volunteering. Without the corporate resources and member support, meeting spaces, meals, and sponsorship for events, we could not exist as the successful and thriving organization that we are.

Andy shared a bit of his career path and what keeps him so enthused and dedicated. He negotiated his first surface lease in 1985 when he was a summer student, and graduated from Olds College in 1986, and has worked a landman ever since. Andy did not have to think hard about what he enjoys most about his job: “Truly, it's the camaraderie that we have between professionals. We may be competitors working against each other at times in industry, but we also form lifetime friendships and mentor each other, and this association is the catalyst of that. It makes it all possible. It's just a great career to have.” Congratulations, Andy, on a well-deserved award – we know you are not done yet!

Our Next Year:

This year's honourees remind us that success in land is not just about closing deals—it's about building trust, mentoring the next generation, and finding common ground in an increasingly complex stakeholder environment. Their careers, contributions and successes serve as case studies in how professionalism, adaptability, and humility remain vital to the future of our energy landscape.

Geoff Thiessen wrapped up the Merit Awards segment of the Annual General Meeting by acknowledging with gratitude our amazing Executive Director, Spryng Kubicek, who keeps all things CALEP running with precision. Thanks were also extended to the members of the Merit Awards Committee, Janice Redmond, Geoff Thiessen, Brad Reynolds, Gary Richardson, Calynda Evans, Denise Grieve and Suzanne Stahl.

Geoff's final message was to keep the next year of our association's future front and centre in your mind – this special evening each year is ‘about us’ and ‘for us’ to celebrate and share the excellence and the extraordinary contributions of our volunteers, friends

and sponsors that represent our CALEP family. He reminded us that the nominations (votes) for these these accolades come directly from the members, not through Merit Awards committee recommendations. It is all of us that should be cognizant of the difference we can make at any time of the year – to volunteer for an event-planning or committee (reach out to the office for a list of opportunities), recommend a colleague for an award, or simply engage and participate in the many events offered. The relationships we create through working together is the path to our collective success! ♦



2025 CALEP MENTOR AWARD SPEECH

Jim MacLean | 2025 CALEP Mentor Award Recipient

I'd like to thank the Awards Committee and the CALEP Board for this honour.

As is the case with any of the volunteer awards that required a significant allocation of time outside regular work hours, the award is actually shared by the recipient's family. In that regard, I'm joined tonight by my wife, Corinne, and my middle daughter, Kendra. Fun facts about them. Corinne had the idea to throw chocolate bars for questions at my courses, and Kendra is in the process of applying for membership in CALEP.

I was also very fortunate to have employers at Chevron and Talisman/Repsol that were supportive of my efforts.

There are a couple of people who were very important to me who are no longer with us and who are looking down and hopefully saying something like, "You did well, kid." The first is Tom Dougall, who took a chance and hired for Chevron a quirky, introverted kid from Cape Breton who didn't want to practice law so that I could, to use a Maxwell Smart expression, "Use my legal training for the forces of good instead of evil." The second is Jim O'Byrne, who changed my career and life so dramatically by inviting me to join him to take the pen on the 1990 CAPL Operating Procedure and teach courses with him, and who was such a wonderful role model in so many ways for so many of us. It would have been wonderful

if this initial award could have been made to us as co-recipients.

Since I was invited to speak this evening, I'll use the opportunity to share briefly three observations in the spirit of an award for mentorship. One is with respect to a major challenge we face as a profession. One is an awkward topic that really needs to be discussed. And one is an opportunity that each of us has personally.

The land profession has become much more efficient over time. The paradox of us doing our work well, though, is that the contribution and importance of the land function are often not appreciated sufficiently by those with whom we work. It really can't be that hard if everything goes smoothly, right? This often sees the land function treated much more as a "check the boxes cost centre" than a critical contributor to the value creation process. The unfortunate reality is that the nature and quality of our contributions is only fully understood if our work is done poorly or the tasks we perform are not performed at all. In other words, we don't appreciate the internet fully until we don't have any service. We need to do a better job of helping others better understand how we make a significant difference.

The second is a very awkward topic. We often hear comments about the challenges we face in attracting young people to our industry and how we have a labour shortage. I roll my eyes whenever I hear that type of comment. In fact, we have personnel immediately available. As an industry, we have just chosen not to use them. We have knowingly pushed many workers who are ready, willing and able to work to the sidelines solely because of their age. It is disturbing to see experience regarded much more as a cost than an opportunity, particularly when we are losing experience every day in our industry. The artists at the Stampede art show are able to sell paintings for the prices they do because of the years it took them to acquire their skill, not because of the number of hours it took them to complete that particular painting. Denying older professionals even the opportunity to compete for a position because of their age and assumptions about their ability to compete just isn't right.

On a more pleasant topic, my third point is an opportunity available to each of us beginning today.

I read a book about inspirational leadership when I was at Talisman and I was struck by one question in the book - "What will be your legacy?" I brought my leadership group into my office the next day, and told them about the book and that question. I then asked them, "What do you think my legacy will be?" They looked at me with their "here's another one of those Jim questions" look and didn't say anything at first. Then one smiled and said something like this, "You think we're going to say the Operating Procedure and the other CAPL documents. I don't think you think that at all. I think you think it's the people you've touched."

She was right.

Everyone loves a big project that gives us an opportunity to showcase our skills and make a major tangible contribution. But each of us every day in big and small ways has an opportunity to make a difference to those around us if we choose to do so. That might be by showing someone how they might do something better or helping them with a problem. It might be by being a safe sounding board with whom they can talk through something. It might be by offering to help them out with a task when they are really busy. And it might be as simple as telling someone after a meeting how much you liked the idea they shared at the meeting or asking how they're doing if you've noticed they have been stressed lately.

The reality is that we ultimately are as others see us and how they perceive we have touched them in big or small ways.

That is the opportunity of mentorship that presents itself to you as you leave here tonight, regardless of your position.

I have been very fortunate in my career. I landed in this industry by accident, and found that I had stumbled onto a career path that has allowed me to explore my potential most fully, that has instilled a passion in me and that is a very large part of the essence of who I have become.

I have received a number of awards over time for working on big projects. In many ways, this award is the one that is the most important to me because it's not about stuff, but about an impact on people. And it is a particular honour to be the first recipient of the Mentor Excellence Award.

Thank you again for this award and, in a broader sense, for your part in allowing me to grow so much as a professional and as a person through my involvement with CALEP. ♦



HONOURING DEDICATION

2025 CALEP Membership Pin Ceremony

The 2025 CALEP Membership Pin Ceremony was a heartfelt celebration of connection, appreciation, and dedication. Members were honoured for their ongoing contributions and years of service, each receiving a beautifully crafted pin as a symbol of their commitment to CALEP's mission and community.

The atmosphere was alive with meaningful conversation, as members reflected on shared milestones, challenges, and the impact of their collective efforts.

The evening captured a deep sense of belonging and pride, reinforcing the strength of the CALEP community and inspiring excitement for what lies ahead in 2026 and beyond.

Congratulations to each and every one of our Membership Pin recipients!

60 Years

Dave Butler

50 Years

Ted Anderson
Robert James
Don Kempf
Gary Montgomery
Terry Morey
Dan Mutlow
Bill Skorenki

55 Years

Harvey Pockrant

45 Years

Myrna Birnie
Tim Campbell
Brenda Duce
Greg Johnson
Madeleine MacDonald
Wayne Radcliffe
Don Robson

40 Years

Larry Buzan
George Clease
Ken Gummo
Helen Klein
Joe Lamantia
James Long
Ken McNeill
Elaine Moses
Jeff Pike
Gregg Scott
David Taylor
Paula Whitteron

35 Years

Mark Atkinson
David Bracey
Kevin Burke-Gaffney
John Ediger
Jeff Good
Mary Gothard
James Junker
Susan Keuthe
Carolyn Murphy
Richard Press
Wayne Sampson
Mary Shearer
Linda Shields



30 Years

Gloria Boogmans
Frank Cortese
Colette Holfeld
Tim Malo
Rob Motherwell
Wendy Ross
Susan Sheehan
Paul Smith
Kelly Stearns



25 Years

Robb Craige
Michelle Creguer
Margaret Davidson
Connie de Ciano
Steve Elekes
Sheldon Funk
Kathryn Gagne
Jeremy Galeski
Curt Hamrell
Susan Kinsman
Lloyd Knox
Thomas Lealos
Chad Lerner
John Levson
Jeff McManus
Susan McNutt
Noel Millions
Greg Sawchenko
Melanie Storey
Jeremy Thornborough
Chris Tibbles
Jeremy Wallis
Brock Young



ON THE HORIZON

Upcoming CALEP Events



Triple Round Up

June 26, 2025

The King Eddy Pub

CALEP Golf Tournament

July 24, 2025

Heritage Pointe Golf Club

CALEP Conference 2025

October 4 - 8, 2025

Delta Bessborough Hotel

Saskatoon, SK

EARLY BIRD
SPECIAL

Upcoming Industry Events

The Drive to Double: Premier Danielle Smith, Premier Scott Moe, and Canada's Role in North

American Energy Security June 16, 2025 / Calgary, AB

Arctic Development Expo June 17 - 19, 2025 / Inuvik, NWT

Petrochem Optimizing Plant Operation June 18-19 / Toronto, ON

Reconciliation in Action: Annual Address with Musqueam, Squamish, and Tsleil-Waututh

Nations June 19, 2025 / Vancouver, BC

Indigenous Resource Opportunities Conference June 18-20 / Nanaimo, BC

Canada's Net-Zero Forum 2025 June 25-26 / Ottawa, ON

Assembly of First Nations (AFN) – Annual General Assembly July 15 - 17, 2025 / Winnipeg, MB

School of Energy Canada August 26 & 27, 2025 / Calgary, AB

2025 NCC Energy and Natural Resource Summit September 18 - 19, 2025 / Calgary, AB

9th NATION2NATION Annual Forum October 21 - 23, 2025 / Kitimat, BC

GET SMART

COURSE

Evaluation of Canadian Oil and Gas Properties
for Landmen Presented by Sproule

DATE

NOV 12 - 13, 2025

TIME

9:00am - 4:00pm

LOCATION

CALEP Office

Save \$50 when you register at least 3 weeks in advance! Prices will increase 3 weeks prior to the course.

For more information, or to register, please see the CALEP course schedule in its entirety [here](#).

FOR ADVERTISING INQUIRIES IN *THE NEGOTIATOR*, CONTACT THE CALEP OFFICE 403.237.6635

YOUR
AD
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CALEP'S FIRST-EVER POKER TOURNAMENT

The Cards Were Hot and the Stakes Were Even Hotter!

Poker faces were perfected, chips were stacked, and the Calgary Petroleum Club was buzzing with excitement as CALEP hosted its inaugural poker tournament on January 22, 2025. The room was alive with the sounds of shuffling cards, friendly banter, and the occasional triumphant cheer as players went all-in on a night full of high-energy competition with lots of laughs.

With a main prize that had everyone dreaming of victory—two hefty 10 oz bricks of silver generously donated by Turner Land Ltd.—the stakes were higher than ever! After an intense evening of skill, strategy, and a little bit of good old-fashioned luck, Shaun Williams emerged as the tournament's champion, walking away with the prized silver bricks. Not far behind, Dan Braund secured second place, earning himself a Visa Gift Card, while Ryan Scott rounded out the winners' circle, proudly claiming third prize—a cooler that will surely keep his future refreshments as chill as his poker moves.

A huge shoutout to our incredible sponsors—Turner Land Ltd., Evolve Surface Strategies, Helianthus Land Consulting, Millennium Geomatics, Synergy Land, and AASLA—for their generous support in making CALEP's first-ever poker tournament a night to remember!

The tournament's success has set the stage for CALEP to keep the tradition alive—mark your calendars for the next showdown! On September 24, 2025, the Calgary Petroleum Club will once again host CALEP's poker night, promising another thrilling evening of bluffs, bets, and bold plays. Whether you're a seasoned pro or just looking for a fun night of cards,

we hope to see you there!

Ready to test your luck next time? We'll save you a seat at the table! ♦



CALEP IRWA CURLING BONSPIEL 2025

The CALEP IRWA Curling Bonspiel, held on March 27, 2025, at the prestigious Glencoe Club, was a roaring success, bringing together curling enthusiasts for a day filled with camaraderie, competition, and incredible displays of skill. Participants embraced the spirit of the game, showcasing sportsmanship, teamwork, and a shared love for curling.

A heartfelt thank you goes out to our dedicated volunteers, whose tireless efforts ensured that the event ran smoothly. From organizing match schedules to providing support throughout the day, their commitment played a key role in making the bonspiel a seamless and enjoyable experience for all.

We also extend our deepest gratitude to the event organizers—David Faulkenham (Atco Gas), Keith Turner (Synergy Land), Jill Lemon (ROK Resources), and Mike Jamieson (Land Solutions)—for their outstanding leadership, coordination, and passion. Their hard work behind the scenes brought this event to life and made it a memorable day for everyone involved.

A huge thank you to our generous sponsors, whose contributions helped make the event possible:

- **Platinum Sponsor:** Synergy Land – Your outstanding support was instrumental in elevating this event to new heights.
- **Gold Sponsors:** All-Can Engineering & Surveys Ltd., Midwest Surveys, and Evolve Surface Strategies – Thank you for your strong backing and commitment to our community.
- **Silver Sponsors:** Caltech Surveys, Canada West Land, GeoVerra, Millennium Geomatics, Tamarack Valley Energy, and H3M Environmental – Your contributions helped ensure a memorable experience for all participants.
- **Bronze Sponsors:** Quest Geomatics, Aurora Land Consulting Ltd., and Canacre – We appreciate your valued support in making this event a success.

The competition was fierce, but in the end, one team rose above the rest to claim victory. Congratulations to our winning team—Teresa Hides, Jill Lemon, Jade McLeod, and Erin O’Krancy—who demonstrated exceptional skill and strategy to secure the championship title.

As we reflect on another successful bonspiel, we look forward to continuing this tradition in the years to come! ♦



CALEP IRWA HOCKEY TOURNAMENT 2025

A Celebration of Sportsmanship and Community

The ice was buzzing with energy at Flames Community Arena on April 24, 2025, as the CALEP IRWA Hockey Tournament brought together athletes, fans, and industry professionals for a day of thrilling competition and camaraderie. More than just a showcase of skill, this annual event highlighted the values of teamwork, sportsmanship, and community spirit.

Players hit the ice with passion, delivering fast-paced action and exciting moments that kept the crowd engaged. From nail-biting plays to impressive saves, each game demonstrated the dedication and enthusiasm of participants. Beyond the competition, the tournament served as a platform to foster connections and friendships, strengthening bonds within the industry and the local community.

A heartfelt thank-you goes to the volunteers, whose hard work and dedication ensured the event ran seamlessly. Their efforts—from organizing schedules to managing logistics—helped create an unforgettable experience for everyone involved. Special thanks to our incredible hockey volunteers:

Rory Brown, Caltech Group Inc.
Matthew Loeffler, AiM Land Services Ltd.
Nicole Le, Caltech Group Inc.
David Faulkenham, ATCO Energy Solutions
Janice Redmond, Canada West Land Services Ltd.
Craig Forrest, Evolve Surface Strategies Inc.

This incredible tournament wouldn't be possible without the generous support of our sponsors. A huge appreciation goes out to:

AiM Land Services Ltd.
All-Can Engineering & Surveys (1976) Ltd.
Carnarvon Energy Ltd.
Canada West Land Services Ltd.

Edwards Land Services Ltd.
Evolve Surface Strategies Inc.
H3M Environmental Ltd.
Hurland Services Ltd.
Meridian Land Services (90) Ltd.
Midwest Surveys Inc.
Progress Land Services Ltd.
Quest Geomatics Inc.
Stack Technologies LTD / StackDX
Synergy Land Services Ltd.
Vertex Professional Services Ltd.

Their commitment to the community and the sport continues to make a meaningful impact.

With a successful year in the books, the CALEP IRWA Hockey Tournament brought together the best of sportsmanship, teamwork, and industry camaraderie. Until next year, we celebrate the memories made on the ice and the lasting friendships forged beyond it! ♦





A NIGHT OF CREATIVITY AND STYLE

The First CALEP Hat Bar

On May 8, 2025, the CALEP Office was transformed into a vibrant hub of creativity as ladies gathered for the very first CALEP Hat Bar event. It was an evening filled with laughter, camaraderie, and a whole lot of stylish hat-making fun!

Attendees had the chance to design and personalize their own beautiful hats, turning ordinary pieces into stunning fashion statements. With an array of embellishments, feathers, cards, match books and charms at their fingertips, creativity flowed freely as guests brought their unique visions to life.

Participants swapped ideas, encouraged each other's designs, and proudly showed off their creations. Whether crafting elegant wide-brimmed hats or a trucker cap each masterpiece told a story of individuality and flair.

Of course, no festive gathering is complete without delightful refreshments! Guests enjoyed sips and snacks while mingling, making new connections, and sharing their hat-making triumphs. The event was a celebration of style, confidence, and the joy of crafting something truly special.

As the night wrapped up, the CALEP Hat Bar proved to be a smashing success, leaving attendees inspired and eager for future creative gatherings. With beautiful hats in hand and memories made, one thing is certain—this is just the beginning of a stylish tradition at CALEP! ♦

IN MEMORIAM



Bradley Craig Rouse

March 9, 1946 - February 21, 2025

It is with heavy hearts we announce that Bradley Craig Rouse, 65, passed away in Puerto Vallarta, Mexico on February 21st, 2025. He was surrounded by close family and a compassionate medical team when he took his last journey.

Brad will be sadly missed all over the world by his numerous friends and relatives. Most of all, by his devoted mother, Lona Lineham and loving stepmom, Charlotte Rouse; his Rouse siblings, Zarina (Gavin) and Shelley (Ken); nephew, Jacob Ouellette; aunt Jeanette Rouse and many close cousins, including Stephen Rouse; his Lineham siblings, Stuart (Margo), Geoff, Donnene (Rob), Cheryl (Andy), Janet (Kevin), Patrice (Gord). Brad was predeceased by his stepfather, Don Lineham in 2002 and his father, Ron Rouse in 2011.

A Celebration of Brad's life and friendships will be held sometime this summer in the Foothills-Diamond Valley, Alberta area where he asked his ashes to be scattered. We will announce the date and location closer to that time. Brad has asked that people plant a tree or donate to their favourite charity to remember him.

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Murray James Berg

June 20, 1939 - March 2, 2025

It is with deep sadness that the family of Murray James Berg announces his passing on March 2, 2025. He was 85 years old. Murray was born on June 20, 1939, in Cold Lake, Alberta, and he lived a life filled with love, adventure, and family and leaves behind a legacy of warmth and strength.

Murray lived with his wife, Betty Berg, in Edmonton Alberta for many years where they had their three children. In 1981, after 19 years with Mitchell and Associates, Murray, Betty and two of their younger children moved to Calgary where he and his friend and business partner Tibor Fekete formed Erskine Resources. Murray embarked on a long standing career as a Landman in the Oil and Gas industry,

forming numerous companies and creating many friendships.

He is survived by his children: Cheryl Bergquist (Ken R.I.P. Aug. 2024) and her children Greydon (Richelle), Austin (Dana), Lauren (Roel), Kaelyn (Rob), and Isabel (Adam), his son Randy Berg (Shawn) and their children Jaclyn (Elliott), Adam (Morgan), and Georgia (Brendan), and his daughter Tamara MacDonald (Andrea) and her son Mason (Naomi). His is also survived by many great grandchildren.

Murray was predeceased by his beloved wife, Kim McKay in 2015. Murray was also deeply loved by his friend and partner, Alejandra Guevara, and her children Marshall and Dana. He is also survived by his brothers Ken Berg (Sharon), Alan Berg (Eva), and his sister Marjorie Schamehorn (Melvin).

In accordance with the family's wishes, a private service will be held at a later date. In lieu of flowers, the family requests donations be made to www.corazongentil.com, an equestrian therapy facility that helps young children with disabilities. Alejandra owns and runs this facility and Murray was very passionate about the work that she is doing there.



Dave Bracey

March 20, 1957 - April 5, 2025

Dave Bracey, beloved husband of Jan Bracey, passed away on Saturday, April 5, 2025, at the age of 68 after a courageous battle with cancer.

He is survived by the love of his life, Jan Bracey (nee Zinyk); his two daughters, Nicole (Spencer) and Laura (Russell) Bracey; his sister, Joanne (Danny) Daniel; and his in-laws, Don (Sharene), Jim (Joyce), and John (Donna) Zinyk. He also leaves behind many beloved nieces and nephews from both the Bracey and Zinyk families: Lisa, Danielle, David, and John Madole, John and Michael Daniel, and Ilana, David, Michael, Brittany, Kevin, and Brianna Zinyk. Dave was predeceased by his parents, Percy and Elizabeth Bracey; in-laws, Walter and Kay Zinyk; sisters, Cecelia and Trudy; and his nephew, Jason.

Dave was born in Regina, Saskatchewan, but spent the majority of his life living in Calgary where he earned a Bachelor of Arts in Political Science at the University of Calgary, and worked as a Landman until his retirement in 2012.

Dave cherished his many amazing friendships and loved spending time with his family, friends, and neighbours - whether it was cycling, camping, or having a glass of wine on the porch. He also loved animals, and adored his dogs, Wilson and Simon; his cat, LeeLou; and his grand-pets, Shyla, Baby, and Blaze.

Dave is greatly missed by all of us. In lieu of flowers, donations may be made in his honour to the Alberta Cancer Foundation. <https://albertacancer.ca/>

ROSTER UPDATES

These updates result from changes made to your membership portfolio. If you identify any errors, please reach out to the office, and we will promptly address them.

ON THE MOVE

Nathan Biluk Sinopec Canada Energy Ltd. to
Cavvy Energy Ltd.

Jasone Blazevic Independent to
Edwards Land Services Ltd.

Donna Bowles North American Helium Inc.
Independent

Jeff Bryksa Independent to
Cenovus Energy Inc.

Erin Buschert Southern Energy Corp to
Independent

Bruce Cameron Invico Capital Corporation to
PrairieSky Royalty Ltd.

Christopher Collins Rife Resources Ltd. to
Cenovus Energy Inc.

Paul Cooper West Lake Energy Corp. to
Independent

Shaun Cooper Veren to
Whitecap Resources Inc.

Glenda Dacosta-Jones Perpetual Energy Inc. to
Rubellite Energy Inc.

Jill Dettling Veren to
Independent

Hannah Grigore Birchcliff Energy Ltd. to
Independent

Melanie Howard Rife Resources Ltd. to
Cenovus Energy Inc.

Wade McLeod Independent to
AiM Land Services Ltd.

Colleen Miller Vermilion Energy Inc. to
Independent

Crystal Pomedli TAQA North Ltd. to
Independent

Matteo Villani Crew Energy Inc. to
Independent

Tom Zuurro Ember Resources Inc. to
Independent

Elizabeth Zyluk Saturn Oil & Gas Inc. to
Independent

NEW MEMBERS

ACTIVE NEW MEMBERS

Kendra MacLean, Heritage Royalty

Sponsors:

Jim MacLean

Rob Sheedy

Chris Worden

ASSOCIATE MEMBERS

Corey Wick, CORE Geomatics

Sponsor:

Wade McLeod

Donald MacLeod

James Thurston

INTERIM MEMBERS

Lexi Cook, NuVista Energy Ltd.

Camille Ziegeman, Canadian Natural Resources Limited

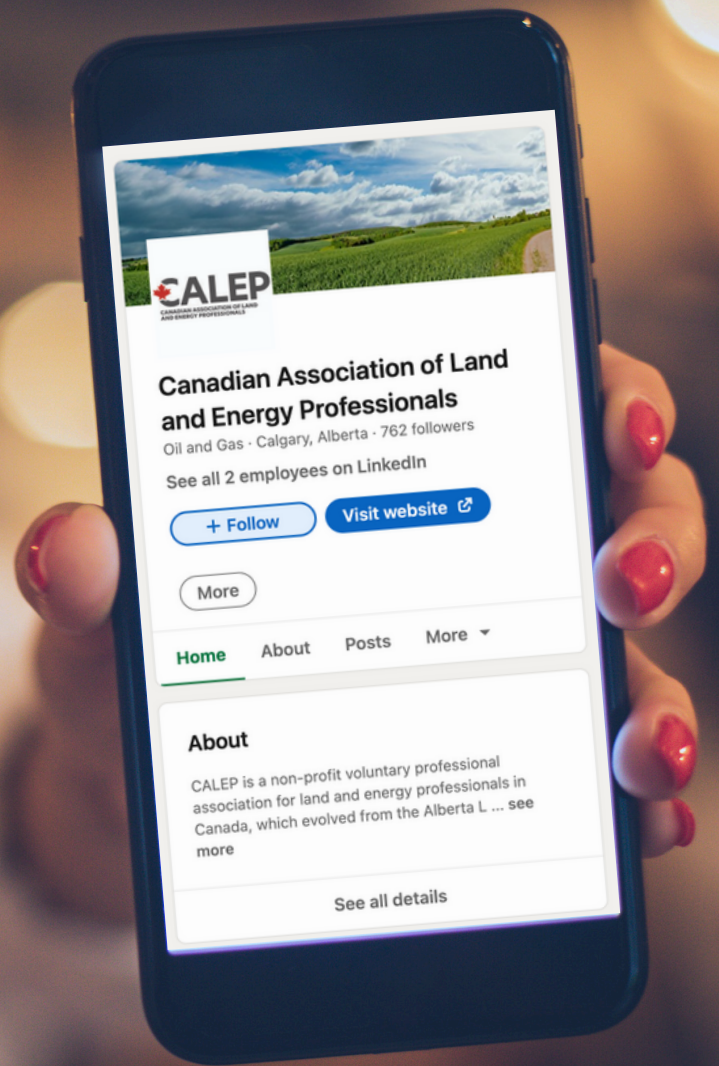
Gianluca Barone, Canadian Natural Resources Limited

STUDENT Members

Georgina Camacho Velazquez

Eduardo Arredondo

Kesney Myllymaki



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