



LAND AND PROPERTY RIGHTS TRIBUNAL

Citation: AltaGas Ltd. v Campbell, 2025 ABLPRT 388

Date: 2025-07-14

File No.: RE2025.0020

Order No.: LPRT2025/SR0388

Municipality: County of Grande Prairie No. 1

In the matter of a proceeding commenced under section 15 of the *Surface Rights Act*, RSA 2000, c S-24 (the “*Act*”)

And in the matter of land in the Province of Alberta within the:

NW 16-72-8-W6M as described in Certificate of Title No. 062 474 990 +5 (the “*Land*”) particularly the area granted for Alberta Energy Regulator Licence No. 64247 (the “*Site*”).

Between:

AltaGas Ltd.,

Operator,

- and -

Terrence William Campbell (owner),
Myrna Jeanette Campbell (owner),
Dayton Driedger (occupant),
ATCO Gas and Pipelines Ltd.,
AltaGas Ltd.,
and

Canadian Natural Resources Limited,

Respondents.

Before: Glenn Selland
(the “*Panel*”)

ORDER GRANTING RIGHT OF ENTRY

[1] The Operator shall have right of entry in respect of 1.52 acres of the surface of the Land as shown outlined in green on Plan A attached and forming part of this Order for or incidental to the construction, operation or removal of two pipelines.

[2] The right of entry is subject to the requirements of Pipeline Licence No. 64247 and the conditions attached as Appendix A and forming part of this Order.

DECISION AND REASONS

BACKGROUND:

[3] The Panel convened on July 14, 2025, to consider the Operator's application for right of entry. The Operator requires access to the Land for or incidental to the construction, operation or removal of two pipelines.

[4] On May 23, 2025, the Operator filed with the Tribunal a Schedule 1 Application, which has been considered by the Panel along with the following documents:

- (a) Certified copy of the title to the Land;
- (b) Copy of the Pipeline Licence No. 60538 issued by the Alberta Energy Regulator;
- (c) Copy of AER's approval to transfer Pipeline Licence No. 60538 from Tidewater Midstream and Infrastructure Ltd. to AltaGas Ltd. as Pipeline Licence No. 64247;
- (d) Declaration of Most Recent Written Offer filed on May 23, 2025;
- (e) Declaration in Support of Survey Plan filed on May 23, 2025;
- (f) Declaration of Service confirming service upon Terrence William Campbell, Myrna Jeanette Campbell, Dayton Driedger, ATCO Gas and Pipelines Ltd., AltaGas Ltd., and Canadian Natural Resources Limited filed on July 4, 2025.

ISSUES:

1. Should the Tribunal grant right of entry to the Operator as applied for?
2. If the right of entry is issued, what conditions, if any, should attach to the right of entry order?

DECISION:

1. The Operator shall have right of entry across the portion of the surface of the Land shown outlined in green on the plan attached to the Schedule 1 Application for or incidental to the construction, operation or removal of two pipelines.
2. The right of entry order will be subject to the conditions attached as Appendix A and forming part of this decision.

REASONS FOR DECISION:

[5] The Panel has reviewed the Application and considered the Tribunal's authority under relevant sections of the *Act* and the requirements of the *Surface Rights Act General Regulation* (AR 195/2007; the "*Regulation*").

[6] The Application is consistent with the Pipeline Licence.

[7] In accordance with *Surface Rights Rule* 6(3), the Panel varies Rule 17(5) and accepts the filed Declaration of Service as satisfactory evidence that a copy of the Application and Notice to Respondents were properly served on the Respondents.

[8] All legislative requirements have been met. All Respondents have either provided a signed letter of consent or been served more than 14 days prior to the date of this decision.

[9] The Tribunal has not received an objection from any of the Respondents to the Application.

[10] The Panel is satisfied that it is appropriate to grant right of entry as applied for and to attach conditions to the right of entry order.

Dated at the City of Edmonton in the Province of Alberta on July 14, 2025.

LAND AND PROPERTY RIGHTS TRIBUNAL



Glenn Selland, Member

APPENDIX A

Conditions

Use and Access

1. The Respondent owner shall have the right to use the area granted for agricultural purposes, subject to the Operator's right to enter to exercise the rights granted by this Order;
2. Any land affected by this Order previously acquired by a Respondent named in this Order shall be held in common by the Operator and the said Respondent;
3. Following installation of the pipeline, other than in an emergency, the Operator shall give the Respondent owner at least 24 hours' notice, and more notice where possible, of access to the Lands;
4. Access to the Lands shall only be by employees, authorized contractors or agents of the Operator and shall only be to the area granted outlined in green in the plan(s) attached to the Right of Entry Order.

Registration at Land Title Office

5. The Operator shall not allow a claim of builder's or other lien arising out of the construction and operation of the company project to be filed or claimed against the Lands.

Operator's Responsibility During Construction and Operation

6. The Operator shall conform to all applicable legislation and regulations and shall follow good oilfield practices including but not limited to:
 - (a) The Operator shall conserve the top soil in a good and workmanlike manner, having regard to good soil conservation practices and any reasonable request or direction of the owner.
 - (b) The pipeline shall be installed using equipment that minimizes damage to the land.
 - (c) The Operator shall, during the construction of the pipeline and subsequent reclamation work, take all reasonable precautions to ensure that the natural drainage of the land is not obstructed or impeded.
 - (d) If any above-ground installation is authorized by the pipeline permit in connection with the pipeline, the installation shall, subject to any superseding requirement of sound engineering principles, be located to cause minimum inconvenience to farming operations and shall be adequately marked and protected by a pipe or other metal structure clearly visible to the farm operator.
 - (e) Following installation of the pipeline, the Operator must leave the surface of the area granted in a condition that is as close to its condition prior to installation of the pipeline so that farming operations can continue to be uniform across the Lands.
 - (f) All equipment and debris must be promptly removed from the Lands at the end of construction.
 - (g) Weed and disease control on the area granted shall be co-ordinated and integrated into the Respondent owner's weed and disease control of the entire property.
 - (h) The Pipeline must be constructed to a standard such that any surface equipment may cross it at any location.

Maintenance

7. The Operator shall practice good stewardship of the surface and operate and maintain the area granted in accordance with good oilfield and environmental practices.
8. The Operator shall be responsible for any damage to crops or personal property of the owner or occupant of the land caused by any entry or re-entry by the Operator.

Communication

9. The Operator shall immediately notify the Respondents of any spill, leak or problem with the pipeline. Notification includes identifying the location of the leak or break and the measures being taken to contain, repair and clean up the leak or break.

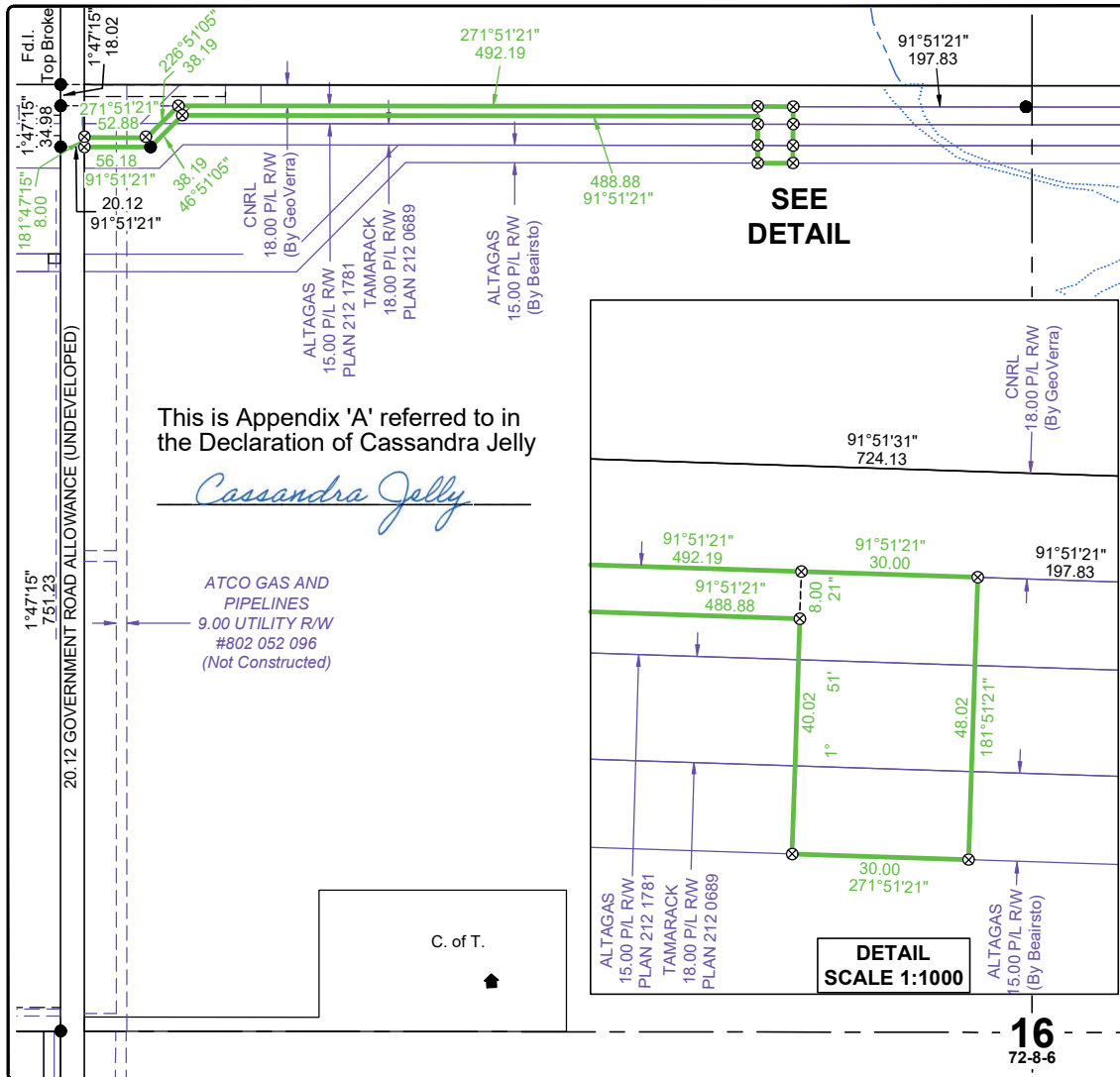
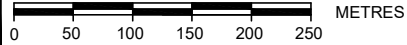
INDIVIDUAL OWNERSHIP SKETCH

for RISER SITE

within the
NW 1/4 SEC. 16, TWP. 72, RGE. 8, W6M.
 COUNTY OF GRANDE PRAIRIE NO. 1

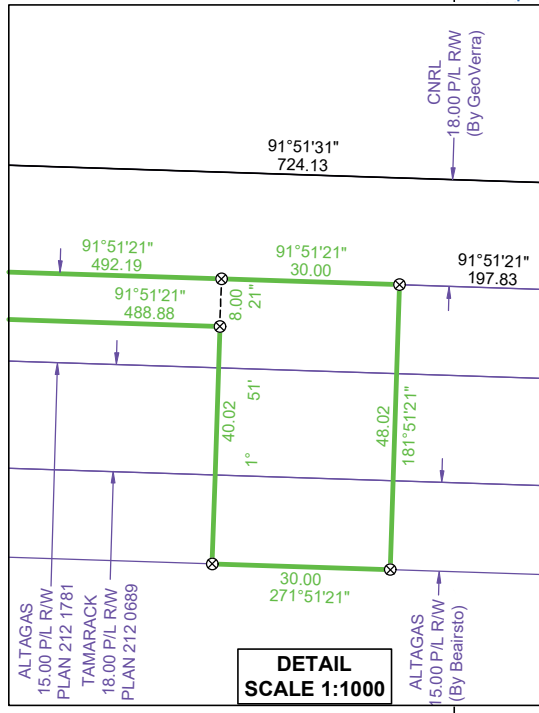


SCALE: 1:5000



This is Appendix 'A' referred to in the Declaration of Cassandra Jelly
Cassandra Jelly

ATCO GAS AND PIPELINES
 9.00 UTILITY R/W
 #802 052 096
 (Not Constructed)



**SEE
 DETAIL**

**DETAIL
 SCALE 1:1000**

16
 72-8-6

ALTAGAS LTD. CLIENT FILE: 240004GGS
 AFE:

AREAS REQUIRED		
TYPE	HECTARES	ACRES
Riser Site	0.611	1.52
TOTAL	0.611	1.52

Affected Lands: NW 1/4 SEC. 16, TWP. 72, RGE. 8, W6M.
Title search date: April 17, 2024
C. of T: 062 474 990 +5
Owner(s): Terrence William Campbell
 Myrna Jeanette Campbell
 I/We agree to the location of the Riser Site as shown and have no objection to the AER issuing a licence for the same.
 Owner(s): _____

LEGEND
 Distances are ground and in metres and decimals thereof. Non-monumented position: Placed Found:
 Area referred to by this plan is outlined thus:

Rev	Date	Description	pc	dwn	chk
00	May 17/24	Original Issue	-	jw	ma
01	-	-	-	-	-
02	-	-	-	-	-

I, Bruce C.E. Tattie, Alberta Land Surveyor, of City of Grande Prairie, Alberta, certify that this plan is true and correct to the best of my knowledge, and was prepared in accordance with the requirements of Section 6 of the Surface Rights Act General Regulation (AR 195/2007 s6; 169/2019).
Bruce Tattie, May 17, 2024

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