



LAND AND PROPERTY RIGHTS TRIBUNAL

Citation: *Storm Development Corp. v Jeannotte, 2025 ABLPRT 467*

Date: 2025-08-11

File No. RE2025.0056

Order No. LPRT2025/SR0467

Municipality: Saddle Hills County

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:
SW 16-81-12-W6M as described in Certificate of Title No. 172 071 404 (the
“Land”) particularly the area granted for Alberta Energy Regulator Licence Nos.
64634-1 and 64634-2 (the “Site”).

Between:

Storm Development Corp.,
Operator,
- and -

Wade Rene Jeannotte (owner),
Karen Dawn Jeannotte (owner),
Astara Energy Corp.,
Manitok Energy Inc.,
and
Farm Credit Canada,
Respondents.

Before: Glenn Selland, Member
(the “Panel”)

ORDER GRANTING RIGHT OF ENTRY

[1] The Operator shall have right of entry in respect of 0.24 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 Nos. 64634-1

and 64634-2 and the conditions attached as Appendix A and forming part of this Order.

DECISION AND REASONS

BACKGROUND:

[3] The Panel convened on August 11, 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 «Number of Pipelines» pipelines.

[4] On July 9, 2025, the Operator filed with the Tribunal an Amended 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 Nos. 64634-1 and 64634-2 issued by the Alberta Energy Regulator;
- (c) Declaration of Most Recent Written Offer filed on July 9, 2025;
- (d) Declaration in Support of Survey Plan filed on July 9, 2025;
- (e) Declaration of Service confirming service upon Wade Rene Jeannotte, Karen Dawn Jeannotte, Astara Energy Corp., Manito Energy Inc., and Farm Credit Canada, filed on August 8, 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«s» 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 Licences.

[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 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. Appendix A has been updated to incorporate the change in wording from “right of way” to “area granted,” consistent with the recent decision of the Tribunal in ATCO Electric Ltd. v. Woronuk 2021 ABLPRT 826.

Dated at the City of Edmonton in the Province of Alberta on August 11, 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

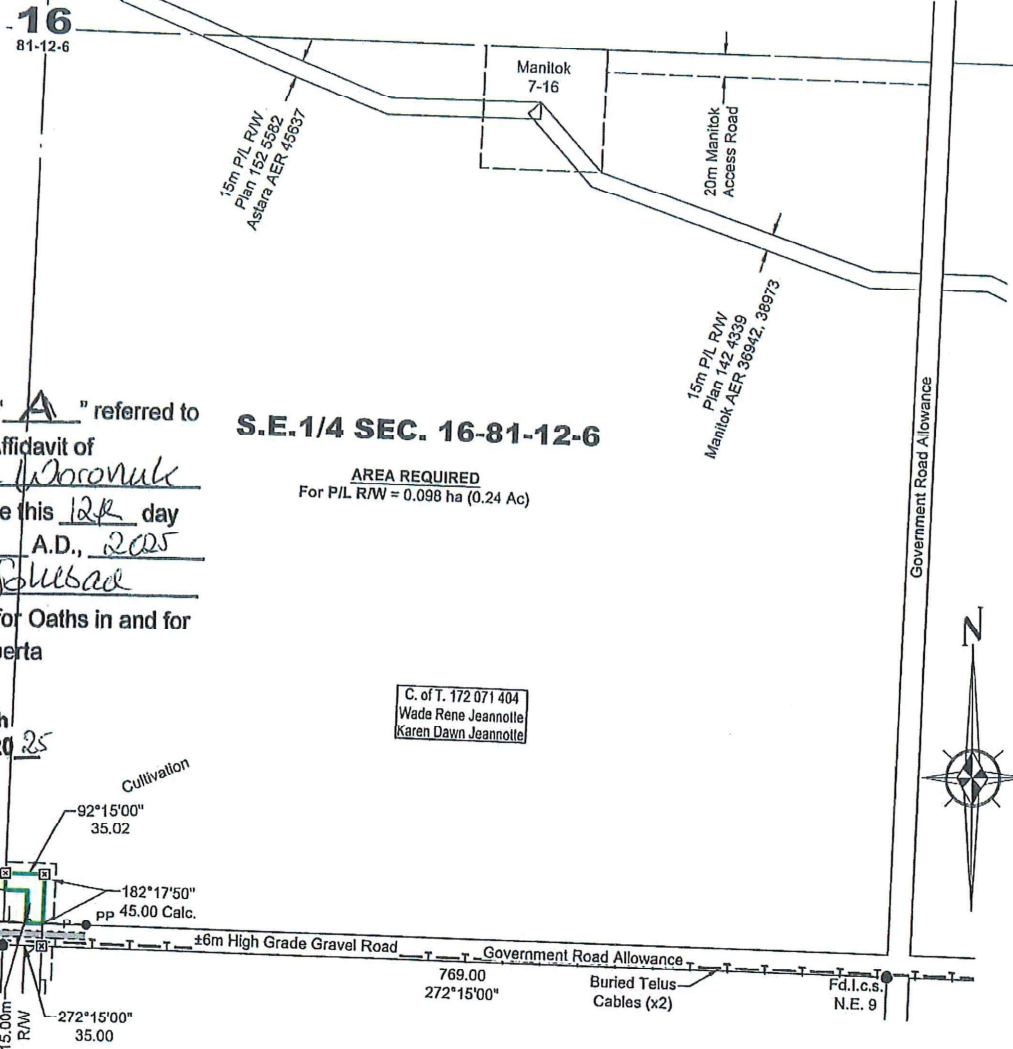
7. The Operator shall practice good stewardship of the surface and operate and maintain the area granted in accordance with good oilfield and environmental practices.
8. The Operator shall be responsible for any damage to crops or personal property of the owner or occupant of the land caused by any entry 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 PLAN
of
PIPELINE RIGHT-OF-WAY
in
S.E.1/4 SEC. 16 TWP. 81 RGE. 12 W.6M.

0 25 50 75 100 150 200 300
SCALE: 1 : 5,000



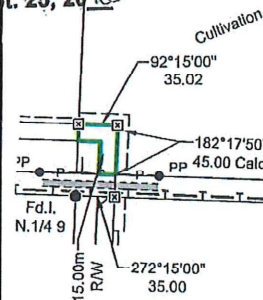
This is Appendix "A" referred to
in the Affidavit of
Ken Woonuk
Sworn before me this 12th day
of May A.D., 2025
Sandy Sohlbach
A Commissioner for Oaths in and for
Alberta

S.E.1/4 SEC. 16-81-12-6

AREA REQUIRED
For P/L R/W = 0.098 ha (0.24 Ac)

C. of T. 172 071 404
Wade Rene Jeannotte
Karen Dawn Jeannotte

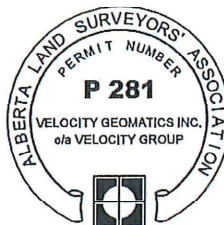
Sandy Sohlbach
Expires Sept. 25, 2025



I, Chris Chiasson, Alberta Land Surveyor, 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).

Chris Chiasson
Alberta Land Surveyor

April 16th, 2025
Date Signed



TITLE No. : 172 071 404	
I/We, the owner(s), consent to the location of the Pipeline Right-of-Way as shown on this plan and have no objections to the AER issuing a permit. Dated this ____ day of _____, 2025.	
Wade Rene Jeannotte	Witness
Karen Dawn Jeannotte	Witness
LEGEND:	
- Statutory Iron Posts found shown thus:-----	●
- Deflection Point shown thus:-----	⊠
- Portions referred to outlined thus:-----	=====

OPERATOR:
STORM
DEVELOPMENT CORP.

VELOCITY
GROUP
ALBERTA | BRITISH COLUMBIA | SASKATCHEWAN
velocitygroup.ca

APR. 16, 2025	VW - TG
DATE	INITIALS
AFE: D501	
ILand File:	
Client File No.: E000147	
Job No.: 250026	
CAD File: 250026_PL_SRB	
I.O.P. No.: 2	