

Introduction



Landowners' Guide to Oil and Gas Development

Fourth edition, all new and revised

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The Pembina Institute recognizes that the work we steward and those we serve span the lands of many Indigenous Peoples. We respectfully acknowledge that our organization is headquartered in the traditional territories of Treaty 7, comprising the Blackfoot Confederacy (Siksika, Piikani and Kainai Nations); the Stoney Nakoda Nations (Goodstoney, Chiniki and Bearspaw First Nations); and the Tsuut'ina Nation. These lands are also home to the Otipemisiwak Métis Government (Districts 5 and 6).

These acknowledgements are part of the start of a journey of several generations. We share them in the spirit of truth, justice and reconciliation, and to contribute to a more equitable and inclusive future for all.

We would like to recognize that this fourth edition builds on the work of Duncan Kenyon and Nikki Way, authors of the previous edition, along with the many contributors who supported that earlier work.

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Introduction to the Fourth Edition

Dear Reader,

We are pleased to present the 2025 edition of the *Landowners' Guide to Oil and Gas Development*. This updated version reflects nearly a decade of significant regulatory and policy changes in Alberta's energy landscape, and is designed to equip landowners with the tools and knowledge they need to navigate the evolving relationship between land and resource development.

Since the last major update in 2016, Alberta has undergone a period of transformation in its oil and gas regulatory framework. The Government of Alberta and the Alberta Energy Regulator have pursued an agenda focused on red tape reduction. This has included streamlining application processes, consolidating regulatory directives, and expanding the use of automated approvals through platforms like OneStop. While these changes have improved efficiency for industry, they have also shifted more responsibility onto landowners to understand their rights, monitor development, and advocate for their interests.

At the same time, Alberta's Liability Management Framework has replaced older programs like the Licensee Liability Rating system, introducing new tools to assess a company's financial capacity to meet its closure obligations. These changes are intended to reduce the number of orphaned wells and unreclaimed sites — but they also mean landowners must be vigilant when negotiating access agreements or considering the long-term impacts of infrastructure on their land.

This guide recognizes that landowners today face a more complex set of decisions than ever before. Whether you are negotiating a surface lease, taking a case of unpaid compensation to the Land and Property Rights Tribunal, or inheriting land with legacy infrastructure, you deserve clear, accessible information to help you make informed choices. This 2025 edition includes updated overviews of key Alberta Energy Regulator directives, expanded guidance on compensation and reclamation, and tools to help you track costs, document concerns, and engage with companies. While this guide is a great starting point and reference guide, it does not replace expert advice, and we encourage you to seek out legal representation or guidance from experienced property rights advocates.

We also recognize that land ownership is changing. As land is bought, sold, and passed down between generations, many Albertans are encountering oil and gas infrastructure for the first time. This guide is written not just for seasoned landowners, but for those who are new to the process — whether you're inheriting a family farm, purchasing rural property, or managing land on behalf of a community or organization.

Our goal is to empower you. We believe that responsible energy development is only possible when landowners are informed, respected, and supported. We hope this guide helps you protect your land, your rights, and your future.

Janetta McKenzie
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Pembina Institute

Landowners' Guide to Oil and Gas Development

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**4th
Edition**
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revised



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