

**MANITOBA-MINNESOTA
TRANSMISSION PROJECT**

Clean Environment Commission Hearing



Introduction & Project Description	Brad Ireland, Manitoba Hydro
Engagement	
Routing	Lessons learned Building relationships Compensation program Land Acquisition strategy Property values
Construction, Operations & Property	
Methods	
EMF	
Socio-Economic Environment	
Biophysical Environment	
Environmental Protection Program & Conclusion	
2	

Outline

- Lessons learned
- Building relationships
- Compensation program
- Land Acquisition strategy
- Property values

3

Lessons from past projects and experiences

- Revised compensation program
 - 50% upfront payment
- Proactive and ongoing communications with landowners
 - Dedicated liaison staff
- Study of HVTL impacts on property values
 - PRA Phase III Report

4

Building relationships

- Manitoba Hydro is engaged in building long-term relationships with landowners;
 - to be sensitive to landowner concerns;
 - to give them the information they need
- Dedicated landowner liaison has been assigned to each landowner.
 - Acts as main point of contact from beginning to end of project

5

Compensation program

Compensation types	
Easement	150% of market value
Structure Payments	Based on agricultural uses and tower types
Construction Damages	Addresses construction damage
Ancillary Damages	Compensates impacts of use of right-of-way

6

Easement payments

- Offer landowners 150% of market value of their land
- 50% of this amount on signing, remainder when title is registered
- Allows landowner to continue their use of the land

7

Construction damages

- Designed to compensate damages to a property that occur in the course of construction, operation and maintenance of the line.



8

Ancillary damages



- One-time payment when Manitoba Hydro's use of the right-of-way impacts the use of the property, such as aerial application.


9

Structure compensation

- One-time payment for each tower on agricultural land
- Based on type of agricultural land and tower structure & location
- As an example, a property classed as seeded hay with two towers can expect \$25,460

10

Structure compensation



The diagram on the left shows a tower base with two concentric zones of crop loss. The inner zone is labeled '20% CROPLoss' and the outer zone is labeled '100% CROPLoss'. To the right, there are two photographs: the top one shows a close-up of a tower base in a field with a circular area of disturbed soil, and the bottom one shows a wider view of a tower base in a field with a large circular area of disturbed soil.

11

Early land acquisition strategy

Manitoba Hydro sees value in early acquisition of land

1. Allows for ongoing communication with landowners
2. Mitigates the business risk for Manitoba Hydro

12

Status update (May 11, 2017)

MMTP	Status	Percentage of total
# of secured owners	43 out of 126	34%
# ongoing discussions	61 out of 126	48%
# waiting for licence decision	3 out of 126	2%
# those declining discussion	7 out of 126	6%
# no discussions begun	12 out of 126	10%

- Crown Land Application (37 km) submitted in April and is pending licence to proceed

13

Property values

- Impacts of HVTL on property values is a concern for landowners
- Manitoba Hydro commissioned a report which was filed as part of the proceedings
- Report looked at effects of transmission lines on property values using data and examples from Manitoba

14

Property values

- PRA concluded that property value impacts are situationally specific
- They must be considered on a case-by-case basis
- This reinforces value of flexible, situational mechanisms for compensation

15

Ongoing efforts

- Continue discussions with landowners throughout the project
- Manitoba Hydro will include MMTP in our property value monitoring studies

16
