

Bipole III Transmission Project

Clean Environment Commission
Public Hearings

Landowner Compensation
Curtis McLeod

Types of Landowner Compensation

- Land Compensation
- Construction Damage Compensation
- Structure Impact Compensation
- Ancillary Damage Compensation

Land Compensation

Landowners will be compensated 150% of the market value of the land taken for the easement

- Market value of the land was determined by “AACI” accredited Manitoba Hydro Property Department Appraisal staff;
- Market value of the land is based on the most current land sale information available from Manitoba Assessment.

Construction Damage Compensation

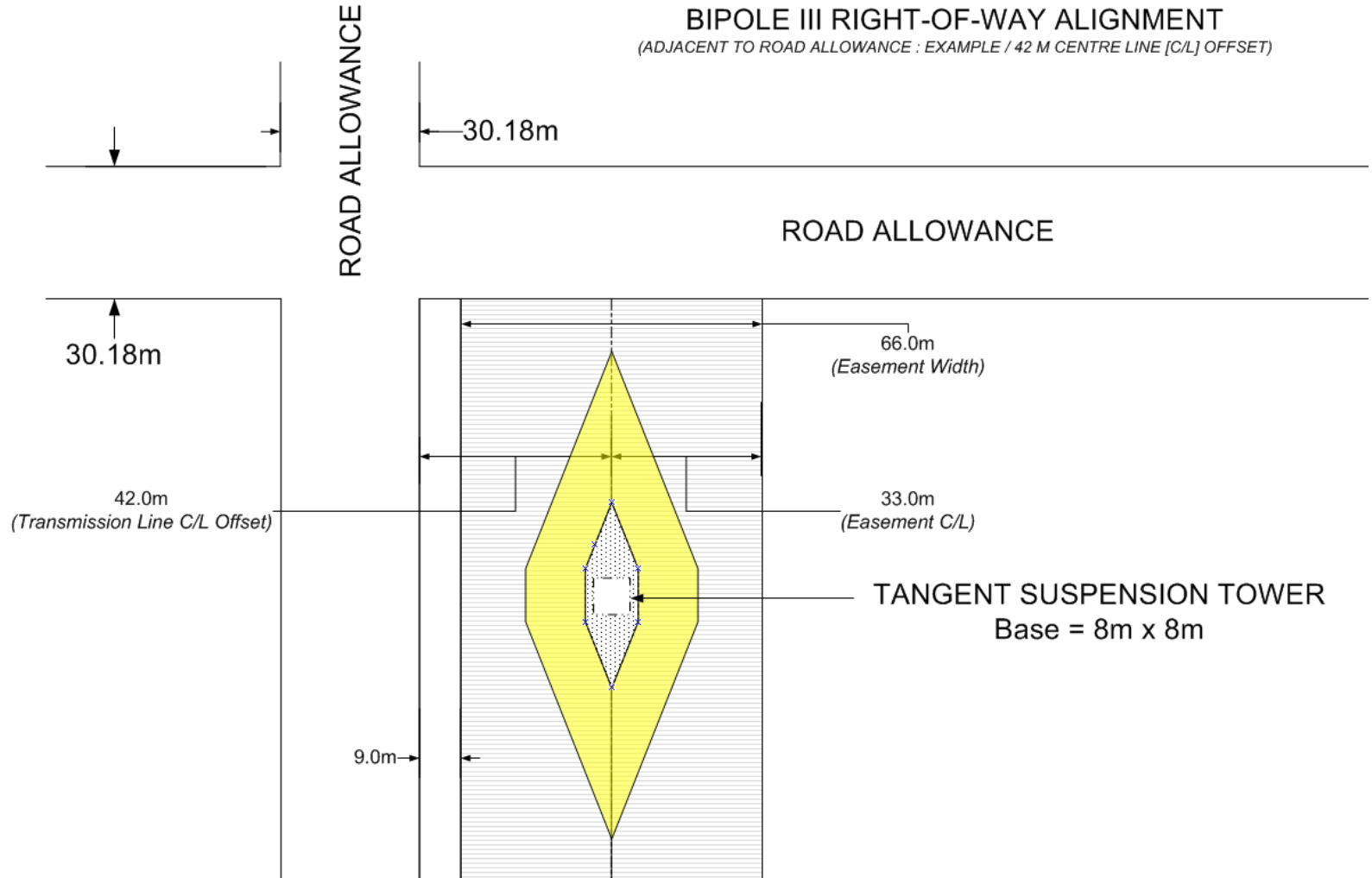
Construction Damage Compensation is available to landowners who experience any kind of damage to their property due to the construction of the Bipole III Transmission Line.

Construction Damage Compensation is negotiated and generally takes place post construction activities.

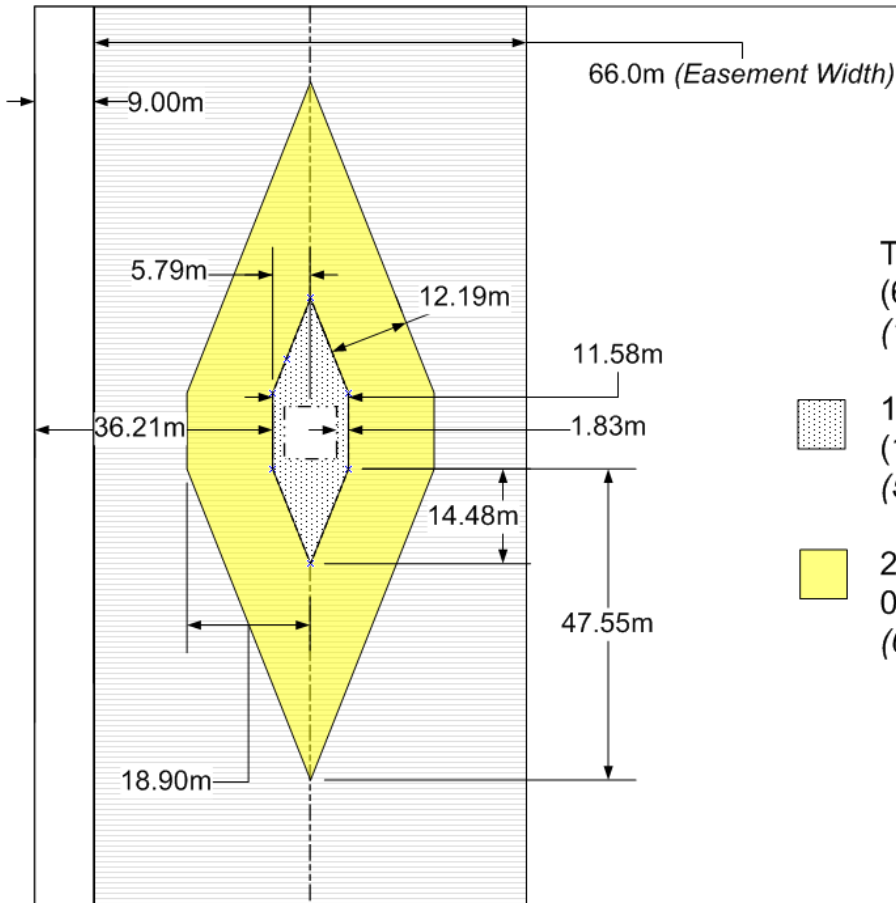
Structure Impact Compensation

- Land owners can expect a one-time lump sum Structure Impact Payment for each tower located on land classed as agricultural.
- Payments are grouped by 4 agricultural land types: Natural Hay Lands, Seeded Hay Lands, Cereal Crop Lands and Row Crop Lands.
- Manitoba Hydro's Structure Impact Compensation schedule is generated annually and reviewed mid-term.
- The payment schedule is based on information provided by the Department of Agriculture.

Structure Impact Compensation



Structure Impact Compensation



STRUCTURE IMPACT AREA CALCULATIONS TANGENT SUSPENSION TOWER / 8M BASE

TOTAL AREA

$$(62' \times 156' \times 2) + (62' \times 38' \times 2) = 0.552 \text{ Ac.}$$

$$(18.90\text{m} \times 47.55\text{m} \times 2) + (18.90\text{m} \times 11.58\text{m}) = 0.223 \text{ Ha}$$



100% CROP LOSS

$$(19' \times 47.5' \times 2) + (38' \times 38') = 0.075 \text{ Ac.}$$

$$(5.79\text{m} \times 14.48\text{m} \times 2) + (11.58\text{m} \times 11.58\text{m}) = 0.030 \text{ Ha.}$$



20% CROP LOSS

$$0.552 \text{ Ac. (TOTAL AREA)} - 0.075 \text{ Ac. (100\% AREA)} = 0.477 \text{ Ac.}$$

$$(0.223 \text{ Ha.} - 0.030 \text{ Ha.}) = 0.193 \text{ Ha.}$$

Ancillary Damage Compensation

Ancillary Damage Compensation applies where Manitoba Hydro's use of the right-of-way directly or indirectly impacts the use of the property.

Ancillary Damage Compensation is negotiated and includes but not limited to:

- Agricultural Impacts (irrigation and aerial spraying)
- Constraint impacts (use of established sand and gravel pits)

Land Owner Compensation Example

Right-of-way and Property Assumptions

- Easement area: 26.24 acres (1609 m x 66 m)
- Market value of land: \$1,300 per acre
- Structure/Land Type: Self Supporting/Cereal Crop
- Number of structures: 4
- No construction damages or ancillary damages

Land Owner Compensation Example

Land Compensation

- \$51,168 (26.24 ac x \$1,300 x 150%)

Structure Impact Compensation

- \$60,000 (\$15,000 each x 4)

Total Land Owner Compensation

- \$111,168 = 1 mile of right-of-way