

## Appendix Q Landowner Concerns Table

**Table Q-1 Summary of Landowner Issues and Concerns**

Issue or Concern	NEB Application Response	Northern Gateway Response
What will Northern Gateway do to prevent the possible spread of clubroot and other invasive weeds?	Volume 7A, Appendix A, Section A.3.34	The spread of club root and invasive weed species should be controlled by implementing the Weed and Clubroot Management Plans.
What level of compensation will be received by landowners for the acquisition of the right-of-way and temporary workspace?		<p>Northern Gateway plans to start acquiring land for the permanent right-of-way (RoW) and temporary workspace after receiving the Certificate of Public Convenience and Necessity. As a result, compensation values have not yet been established. At the relevant time, Northern Gateway will pay fair compensation in line with industry standards and applicable federal and provincial legislation. Compensation to landowners for right of way is based on fair market value of the land at the time of acquisition, in relation to the local or regional market, and other situational factors. Northern Gateway will discuss compensation on a one-on-one basis with each landowner along the proposed pipeline route. The factors that are considered when assessing compensation for the RoW include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• market value of the land</li> <li>• pattern of dealings</li> <li>• payment terms</li> <li>• loss of use</li> <li>• adverse effects</li> <li>• nuisance and inconvenience</li> <li>• damage to the land</li> </ul>
Will the presence of pipelines across their lands negatively affect property values?		Regarding the negative effects, if any, of pipelines on individual property values, Northern Gateway is unable to comment, as property values are the result of many factors, including the unique features of the property in question, property location and market forces. However, Northern Gateway can confirm that Enbridge Pipelines Inc. has over 60 years of experience and confirms that the properties over which it has RoWs and easements have been routinely bought and sold over that period.

**Table Q-1 Summary of Landowner Issues and Concerns (cont'd)**

Issue or Concern	NEB Application Response	Northern Gateway Response
Will landowners be compensated for any loss of business revenues resulting from the construction of the Project?	Volume 6C, Section 5	<p>For directly affected landowners, Northern Gateway will be responsible for the losses they suffer that are the direct result of project activities.</p> <p>Trappers would receive fair compensation for losses due to construction of the Project, in accordance with established industry practices.</p> <p>For trappers, sensory and habitat disturbance due to clearing, construction and aboveground infrastructure removal may result in short-term dispersion of some furbearers, big game and game birds. This could potentially reduce fur harvest and revenue. This predicted residual effect is expected to be of low magnitude, local, short term, of sporadic frequency, and reversible, as wildlife will return to the area after activities cease.</p>
Will Northern Gateway be offering annual compensation for the acquisition of permanent easement rights?		Lump sum, periodic or annual payments over a period for easement rights are options always offered to the landowner at the time of obtaining access to the pipeline RoW.
What is the depth of cover over the pipelines?	Volume 3, Section 5.8 Volume 7A, Appendix A.37	The pipelines will be installed at a minimum proposed depth of 0.9 m, which exceeds regulatory requirements and the Canadian Standards Association (CSA) standards. This depth of cover provides sufficient protection and allows equipment typically used in agricultural activities to safely cross the pipeline.
Will Northern Gateway be responsible for damages that occur both during and after construction of the Project?		Northern Gateway is responsible to landowners for all damage caused as a direct result of its operations. Northern Gateway will handle all cases on an individual basis to achieve a fair and mutually agreeable solution.

**Table Q-1 Summary of Landowner Issues and Concerns (cont'd)**

Issue or Concern	NEB Application Response	Northern Gateway Response
<p>What environmental impact will there be if there is a leak either on land or into a river or stream?</p>	<p>Volume 7B, Section 2                      Volume 7B, Section 5                      Volume 7B, Section 10                      Volume 3, Section 12</p>	<p>Northern Gateway will reduce the risk of pipeline failure through careful planning of the pipeline route, selecting suitable construction materials, limiting operating stress through the design factor, and using high quality pipeline installation methods.</p> <p>Spill prevention is a key priority for Northern Gateway and has been a driver in pipeline design and routing and for planning construction and operations activities.</p> <p>The pipeline design will comply with applicable codes and standards and will follow an integrated approach. The project design will incorporate modern pipeline technology. Current internal pipeline inspection technology and testing requirements will be used to identify potential pipeline integrity anomalies, and automated remote isolation valves will improve emergency response times compared with response times for pipelines that have older technologies. Modern testing methods will also enable the detection of manufacturing flaws before pipe installation.</p> <p>Northern Gateway will also commit to modern leak detection systems and mitigation measures to reduce the effect of spills. Pipeline routing has been carefully planned to recognize and avoid risks associated with hazardous areas.</p> <p>Considering the modern design features, detection measures, mitigation and response, the likelihood of a spill occurring along the pipeline route is low. However, if an incident does occur, Northern Gateway will implement emergency response measures as outlined in emergency response plans. Contingency planning including emergency response equipment, locations and response requirements will be incorporated into the project design.</p> <p>A draft General Oil Spill Response Plan (GOSRP) will be submitted to the Joint Review Panel (JRP) in early 2011. Upon finalization of the route and detailed design, Northern Gateway will have pipeline, terminal and marine oil spill plans approved, six months before commissioning of the Kitimat Terminal. Northern Gateway will also coordinate with Transport Canada and the National Energy Board (NEB) to provide enough time for thorough review and approval of the plans in advance of the six months before commissioning.</p>

**Table Q-1 Summary of Landowner Issues and Concerns (cont'd)**

Issue or Concern	NEB Application Response	Northern Gateway Response
<p>What impacts will there be to surface and ground water quality?</p>	<p>Volume 6A, Section 10.5                      Volume 6A, Section 12.5                      Volume 7A, Appendix A.3.27                      Volume 7A, Appendix A.3.28</p>	<p>Project design and construction will comply with provincial and federal policies for the protection of water resources. Appropriate mitigation techniques will be used during project construction and operations.</p> <p>Northern Gateway has a Hydrology Protection and Management Plan and a Hydrogeology Protection and Management Plan.</p>
<p>What about the environmental impact if there is a leak from an oil tanker?</p>	<p>Volume 7C, Section 2                      Volume 7C, Section 5                      Volume 8C, Section 2                      Volume 8C, Section 5</p>	<p>Northern Gateway is committed to confirming that tankers transporting condensate, diluted bitumen and synthetic crude oil to and from the Kitimat Terminal adhere to high safety standards and operate in an environmentally responsible way. The safe passage of marine traffic will be achieved through a comprehensive strategy involving highly trained professionals, technology and planning.</p> <p>To date, Northern Gateway has identified potential areas of sensitive fish habitat as part of the draft environmental sensitivity atlas. After project approval, Northern Gateway would work with participating coastal Aboriginal groups and public stakeholders to:</p> <ul style="list-style-type: none"> <li>• refine the environmental sensitivity atlas</li> <li>• develop geographic response plans (GRPs) for key sensitive areas. GRPs are spill response plans for specific areas that include delineation of these areas and prioritization of how these areas will be protected in the event of an accident or malfunction.</li> </ul> <p>A draft GOSRP will be submitted to the JRP in early 2011. Detailed pipeline terminal and marine response plans will be submitted for approval six months before commissioning of the Kitimat Terminal.</p>
<p>What will the impact of the pipelines be on future land use?</p>		<p>The primary use of the private lands along the proposed routing of the pipelines is agriculture. Generally, the existence of pipelines does not affect normal farming operations. Any specific effects on land use will be addressed with the affected landowners as part of the ongoing consultation process.</p>

**Table Q-1 Summary of Landowner Issues and Concerns (cont'd)**

Issue or Concern	NEB Application Response	Northern Gateway Response
How much noise will there be during and after construction?	Volume 7A, Appendix A.3.22 Volume 6A, Section 5	Northern Gateway will adhere to Health Canada guidelines for noise during construction. Although pump stations will result in some noise, their operational sound levels will be kept within the permissible noise levels outlined in the Energy Resources Conservation Board (ERCB) Directive 38 on noise control. Where applicable, Northern Gateway will try to reduce noise effects to the extent reasonably possible. An assessment of noise effects was conducted as part of the ESA and will include mitigation measures for operations. Noise during construction can be expected, and will be addressed through the Construction Environmental Protection and Management Plan (EPMP).
What will be the impacts of pipeline routing?	Volume 3, Section 2.3	Included in the routing criteria are limiting potential adverse effects on communities, landowners, land users, Aboriginal groups, environmental and culturally sensitive areas. The initial pipeline route has already been revised at specific locations, as engineering and environmental studies and consultation has progressed. Northern Gateway will continue to consult with directly affected stakeholders to address and, to the extent possible, mitigate any concerns regarding the pipeline route. The detailed pipeline route will be finalized within the 1-km-wide project pipeline corridor during detailed engineering. The detailed route will incorporate further site-specific constraint mapping, further field investigations, and input from, but not limited to, landowners.
How will 'stranded agricultural land' be accessed?	Volume 6C, Section 5.8 Volume 7A, Appendix A.3.1.1.	Provide trench plugs and gaps in the windrowed soil along the RoW, to facilitate movement of, e.g., livestock and farm machinery.
Although no specific reasons were identified, some landowners were generally opposed to the Project.		Northern Gateway will continue to consult with these landowners to identify their specific concerns and work with them to develop mitigation strategies.

**Table Q-1 Summary of Landowner Issues and Concerns (cont'd)**

Issue or Concern	NEB Application Response	Northern Gateway Response
<p>Access issues were mentioned numerous times. Common entry restrictions included:</p> <ul style="list-style-type: none"> <li>• notification requirements</li> <li>• livestock security (keep gates closed)</li> <li>• trespass prevention</li> <li>• bans during pre-harvest, harvest season and when the ground is soft</li> </ul>	<p>Volume 7A</p>	<p>As part of the consultation process, Northern Gateway will meet with directly affected landowners before construction and confirm with the landowner any specific access requirements. Access-related commitments made to the landowners will be captured in construction line lists, which will be provided to the pipeline contractors.</p>
<p>Safety concerns were related to the pipeline integrity and the increased access to the area allowed by the pipeline right-of-way.</p>	<p>Volume 3, Section 12                      Volume 7A, Appendix A.3.2</p>	<p>Integrity management programs will confirm the operational reliability of all system components, including the pipelines, pump stations, tank terminal and marine terminal piping and tanks. Pipeline and facility security will be taken into consideration in project design and operations, as well as emergency response preparedness procedures.</p>