



Trans Mountain Pipeline ULC



Trans Mountain Expansion Project

An Application Pursuant to Section 52 of the National Energy Board Act

December 2013

Volume



Landowner Relations

NATIONAL ENERGY BOARD

IN THE MATTER OF

**the *National Energy Board Act*,
R.S.C. 1985, c. N-7, as amended, (“*NEB Act*”)
and the Regulations made thereunder;**

AND IN THE MATTER OF

**the *Canadian Environmental Assessment Act, 2012*,
S.C. 2012, c. 37, as amended,
and the Regulations made thereunder;**

AND IN THE MATTER OF

**an application by Trans Mountain Pipeline ULC
as General Partner of Trans Mountain Pipeline L.P.
(collectively “Trans Mountain”)
for a Certificate of Public Convenience and Necessity and
other related approvals pursuant to Part III of the *NEB Act***

**APPLICATION BY TRANS MOUNTAIN FOR APPROVAL OF
THE TRANS MOUNTAIN EXPANSION PROJECT**

December 2013

**To: The Secretary
The National Energy Board
444 — 7th Avenue SW
Calgary, AB T2P 0X8**

Trans Mountain Expansion Project

Application Pursuant to Section 52 of the *National Energy Board Act*

Guide to the Application

Application	
Transmittal - Letter to the National Energy Board	
Volume 1	Summary
Volume 2	Project Overview, Economics and General Information
Volume 3A	Public Consultation
Volume 3B	Aboriginal Engagement
Volume 3C	Landowner Relations
Volume 4A	Project Design and Execution – Engineering
Volume 4B	Project Design and Execution – Construction
Volume 4C	Project Design and Execution – Operations and Maintenance
Volume 5A	Environmental and Socio-Economic Assessment – Biophysical
Volume 5B	Environmental and Socio-Economic Assessment – Socio-Economic
Volume 5C	Environmental and Socio-Economic Assessment – Biophysical Technical Reports
Volume 5D	Environmental and Socio-Economic Assessment – Socio-Economic Technical Reports
Volume 6A	Environmental Compliance
Volume 6B	Pipeline Environmental Protection Plan
Volume 6C	Facilities Environmental Protection Plan
Volume 6D	Westridge Marine Terminal Environmental Protection Plan
Volume 6E	Environmental Alignment Sheets
Volume 7	Risk Assessment and Management of Pipeline and Facility Spills
Volume 8A	Marine Transportation
Volume 8B	Marine Environmental and Socio-Economic Technical Reports
Volume 8C	TERMPOL Reports

This volume contains:

Volume 3C	
Section 1.0	Landowner Relations
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ABBREVIATIONS AND ACRONYMS

This table lists the abbreviations and acronyms used in this Volume of the Application.

Term	Meaning
AB	Alberta
BC	British Columbia
CPCN	Certificate of Public Convenience and Necessity
EHS	Environment, Health and Safety
EPP	Environmental Protection Plan
ERP	Emergency Response Plan
ESRD	Alberta Environment and Sustainable Resource Development
KMC	Kinder Morgan Canada Inc.
NEB	National Energy Board
<i>NEB Act</i>	<i>National Energy Board Act</i>
PCEM	post-construction environmental monitoring
RAP	restricted activity period
RK	Reference Kilometre
SRW	Statutory Right-of-Way
SSN	Stk'emlupsemc te Secwepemc Nation
TMEP	Trans Mountain Expansion Project
TMPL	Trans Mountain Pipeline
TMPL system	Trans Mountain pipeline system
TMX	Trans Mountain Expansion
Trans Mountain	Trans Mountain Pipeline ULC
US	United States

NEB FILING MANUAL CHECKLIST

CHAPTER 3 – COMMON INFORMATION REQUIREMENTS

Filing #	Filing Requirement	In Application? References	Not in Application? Explanation
3.1 Action Sought by Applicant			
1.	Requirements of s.15 of the Rules.	Volume 1 Section 1.1	---
3.2 Application or Project Purpose			
1.	Purpose of the proposed project.	Volume 2 Section 1.1	---
3.4 Consultation		Volumes 3A, 3B, 3C; Volumes 5A, 5B Section 3; Volume 8A Section 3	--
3.4.1 Principles and Goals of Consultation			
1.	The corporate policy or vision.	Volume 3A Section 1.2.1 Volume 3B Section 1.2.1	--
2.	The principles and goals of consultation for the project.	Volume 3A Section 1.2.2 Volume 3B Section 1.2.2 Volume 5A Section 3.2.1 Volume 5B Section 3.2.1	--
3.	A copy of the Aboriginal protocol and copies of policies and principles for collecting traditional use information, if available.	Volume 3B Section 1.3.5	--
3.4.2 Design of Consultation Program			
1.	The design of the consultation program and the factors that influenced the design.	Volume 3A Section 1.3 Volume 3B Section 1.3 Volume 5A Section 3.1.1, 3.2.2 Volume 5B Section 3.1.1, 3.2.2	--
3.4.3 Implementing a Consultation Program			
1.	The outcomes of the consultation program for the project.	Volume 3A Section 1.7 Volume 3B Section 1.5 Table 1.5.1 Volume 5A Section 3.1.5, 3.2.4 Volume 5B Section 3.1.5, 3.2.4	--
3.4.4 Justification for Not Undertaking a Consultation Program			
2.	The application provides justification for why the applicant has determined that a consultation program is not required for the project.	N/A	N/A
3.5 Notification of Commercial Third Parties			
1.	Confirm that third parties were notified.	Volume 2 Section 3.2.2	--
2.	Details regarding the concerns of third parties.	Volume 2 Section 3.2.2	--
3.	List the self-identified interested third parties and confirm they have been notified.	N/A	N/A
4.	If notification of third parties is considered unnecessary, an explanation to this effect.	N/A	N/A

CHAPTER 4 – SECTIONS 4.1 AND 4.2: COMMON REQUIREMENTS FOR PHYSICAL PROJECTS

Filing #	Filing Requirement	In Application? References	Not in Application? Explanation
4.1 Description of the Project			
1.	The project components, activities and related undertakings.	Volume 2 Section 2.0; Volume 4A	--
2.	The project location and criteria used to determine the route or site.	Volume 2 Section 4.0; Volume 4A	--
3.	How and when the project will be carried out.	Volume 2 Section 2.3; Volume 4B Section 2	--
4.	Description of any facilities, to be constructed by others, required to accommodate the proposed facilities.	N/A	N/A
5.	An estimate of the total capital costs and incremental operating costs, and changes to abandonment cost estimates.	Volume 2 Section 2.9	--
6.	The expected in-service date.	Volume 2 Section 1.1; Volume 4B Section 2.1	--
4.2 Economic Feasibility, Alternatives and Justification			
4.2.1 Economic Feasibility			
1.	Describe the economic feasibility of the project.	Volume 2 Section 3.5	--
4.2.2 Alternatives			
1.	Describe the need for the project, other economically-feasible alternatives to the project examined, along with the rationale for selecting the applied for project over these other possible options.	Volume 2 Section .3.0; Volume 8A Section 2.2	--
2.	Describe and justify the selection of the proposed route and site including a comparison of the options evaluated using appropriate selection criteria.	Volume 2 Section 4.0; Volume 8A Section 2.2	--
3.	Describe the rationale for the chosen design and construction methods. Where appropriate, describe any alternative designs and methods evaluated and explain why these other options were eliminated.	Volume 2 Section 4.0; Volume 8A Section 2.2	--
4.2.3 Justification			
1.	Provide a justification for the proposed project	Volume 2 Section 3.4	--

GUIDE A – A.1 ENGINEERING

Filing #	Filing Requirement	In Application? References	Not in Application? Explanation
A.1.1 Engineering Design Details			
1.	Fluid type and chemical composition.	Volume 4A Section 3.1.1	--
2.	Line pipe specifications.	Volume 4A Section 3.2.8	--
3.	Pigging facilities specifications.	Volume 4A Section 3.3.1, 3.3.2	--
4.	Compressor or pump facilities specifications.	Volume 4A Section 3.4	--
5.	Pressure regulating or metering facilities specifications.	Volume 4A Section 3.5	--
6.	Liquid tank specifications, or other commodity storage facilities.	Volume 4A Section 3.4	--
7.	New control system facilities specifications.	Volume 4A Section 3.3	--
8.	Gas processing, sulphur or LNG plant facilities specifications.	N/A	N/A
9.	Technical description of other facilities not mentioned above.	N/A	N/A
10.	Building dimensions and uses.	Volume 4A Section 3.3, 3.4, 3.5	--
11.	If project is a new system that is a critical source of energy supply, a description of the impact to the new system capabilities following loss of critical component.	N/A	N/A
A.1.2 Engineering Design Principles			
1.	Confirmation project activities will follow the requirements of the latest version of CSA Z662.	Volume 4A Section 2.2	--
2.	Provide a statement indicating which Annex is being used and for what purpose	Volume 4A Section 2.3	--
3.	Statement confirming compliance with OPR or PPR.	Volume 4A Section 2.1	--
4.	Listing of all primary codes and standards, including version and date of issue.	Volume 4A Section 2, Table 5.1.1	--
5.	Confirmation that the project will comply with company manuals and confirm manuals comply with OPR/PPR and codes and standards.	Volume 4A Section 2.6, Table 5.1.2	--
6.	Any portion of the project a non-hydrocarbon commodity pipeline system? Provide a QA program to ensure the materials are appropriate for their intended service.	N/A – all hydrocarbons	N/A
7.	If facility subject to conditions not addressed in CSA Z662: <ul style="list-style-type: none"> • Written statement by qualified professional engineer • Description of the designs and measures required to safeguard the pipeline 	Volume 4A Section 2.9	--
8.	If directional drilling involved: <ul style="list-style-type: none"> • Preliminary feasibility report • Description of the contingency plan 	Volume 4A Section 2.12	--
9.	If the proposed project involves the reuse of materials, provide an engineering assessment in accordance with CSA Z662 that indicates its suitability for the intended service.	Volume 4A, Section 2.7	--
10.	If new materials are involved, provide material supply chain information, in tabular format.	Volume 4A Section 2.7	
11.	If reuse of material is involved, provide an engineering assessment in accordance with CSA Z662 that indicates its suitability for the intended service.	Volume 4A, Section 2.7	--
A.1.3 Onshore Pipeline Regulations			
1.	Designs, specifications programs, manuals, procedures, measures or plans for which no standard is set out in the OPR or PPR.	--	Existing standards will be followed
2.	A quality assurance program if project non-routine or incorporates unique challenges due to geographical location.	--	No unique challenges
3.	If welding performed on a liquid-filled pipeline that has a carbon equivalent of 0.50% or greater and is a permanent installation: <ul style="list-style-type: none"> • Welding specifications and procedures • Results of procedure qualification tests 	--	Welding on liquid filled pipe will not be conducted

GUIDE A – A.2 ENVIRONMENTAL AND SOCIO-ECONOMIC ASSESSMENT

The following table identifies where information requested in the National Energy Board (NEB) Filing Manual Guide A – A.2 Environmental and Socio-economic Assessment checklist may be found in the various volumes of the Application for the Trans Mountain Expansion Project.

Filing #	Filing Requirement	In Application? References	Applicable Marine Transportation Elements	Not in Application? Explanation
A.2.5 Description of the Environmental and Socio-Economic Setting				
1.	Identify and describe the current biophysical and socio-economic setting of each element (<i>i.e.</i> , baseline information) in the area where the project is to be carried out.	Volume 5A: ESA - Biophysical <ul style="list-style-type: none"> • Sections 5.0 and 6.0 Volume 5B: ESA - Socio-Economic <ul style="list-style-type: none"> • Sections 5.0 and 6.0 Volume 5C: ESA - Biophysical Technical Reports Volume 5D: ESA - Socio-Economic Technical Reports	Volume 8A: Marine Transportation <ul style="list-style-type: none"> • Section 4.2 Volume 8B: Technical Reports	---
2.	Describe which biophysical or socio-economic elements in the study area are of ecological, economic, or human importance and require more detailed analysis taking into account the results of consultation (see Table A-1 for examples). Where circumstances require more detailed information in an ESA see: i. Table A-2 – Filing Requirements for Biophysical Elements; or ii. Table A-3 – Filing Requirements for Socio-economic Elements.	Volume 5A: ESA - Biophysical <ul style="list-style-type: none"> • Sections 5.0 and 6.0 Volume 5B: ESA - Socio-Economic <ul style="list-style-type: none"> • Sections 5.0 and 6.0 Volume 5C: ESA - Biophysical Technical Reports Volume 5D: ESA - Socio-Economic Technical Reports	Volume 8A: Marine Transportation <ul style="list-style-type: none"> • Section 4.2 Volume 8B: Technical Reports	---
3.	Provide supporting evidence (<i>e.g.</i> , references to scientific literature, field studies, local and traditional knowledge, previous environmental assessment and monitoring reports) for: <ul style="list-style-type: none"> • information and data collected; • analysis completed; • conclusions reached; and • the extent of professional judgment or experience relied upon in meeting these information requirements, and the rationale for that extent of reliance. 	Volume 5A: ESA - Biophysical <ul style="list-style-type: none"> • Sections 5.0 and 6.0 Volume 5B: ESA - Socio-Economic <ul style="list-style-type: none"> • Sections 5.0 and 6.0 Volume 5C: ESA - Biophysical Technical Reports Volume 5D: ESA - Socio-Economic Technical Reports	Volume 8A: Marine Transportation <ul style="list-style-type: none"> • Section 4.2 Volume 8B: Technical Reports	---
4.	Describe and substantiate the methods used for any surveys, such as those pertaining to wildlife, fisheries, plants, species at risk or species of special status, soils, heritage resources or traditional land use, and for establishing the baseline setting for the atmospheric and acoustic environment.	Volume 5A: ESA - Biophysical <ul style="list-style-type: none"> • Sections 5.0 and 6.0 Volume 5B: ESA - Socio-Economic <ul style="list-style-type: none"> • Sections 5.0 and 6.0 Volume 5C: ESA - Biophysical Technical Reports Volume 5D: ESA - Socio-Economic Technical Reports	Volume 8A: Marine Transportation <ul style="list-style-type: none"> • Section 4.2 Volume 8B: Technical Reports	---
5.	Applicants must consult with other expert federal, provincial or territorial departments and other relevant authorities on requirements for baseline information and methods.	Volume 5A: ESA - Biophysical <ul style="list-style-type: none"> • Sections 3.0, 5.0 and 6.0 Volume 5B: ESA - Socio-Economic <ul style="list-style-type: none"> • Sections 3.0, 5.0 and 6.0 Volume 5C: ESA - Biophysical Technical Reports Volume 5D: ESA - Socio-Economic Technical Reports	Volume 8A: Marine Transportation <ul style="list-style-type: none"> • Sections 3.0 and 4.2 Volume 8B: Technical Reports	---

Filing #	Filing Requirement	In Application? References	Applicable Marine Transportation Elements	Not in Application? Explanation
A.2.6 Effects Assessment				
Identification and Analysis of Effects				
1.	Describe the methods used to predict the effects of the project on the biophysical and socio-economic elements, and the effects of the environment on the project (<i>i.e.</i> , changes to the Project caused by the environment).	Volume 5A: ESA - Biophysical • Section 7.0 Volume 5B: ESA - Socio-Economic • Section 7.0 Volume 7: Risk Assessment and Management of Pipeline and Facility Spills • Sections 6.0, 7.0 and 8.0 • Technical Reports	Volume 8A: Marine Transportation • Sections 4.3, 5.5 and 5.6	---
2.	Predict the effects associated with the proposed project, including those that could be caused by construction, operations, decommissioning or abandonment, as well as accidents and malfunctions. Also include effects the environment could have on the project. For those biophysical and socio-economic elements or their valued components that require further analysis (see Table A-1), provide the detailed information outlined in Tables A-2 and A-3.	Volume 5A: ESA - Biophysical • Section 7.0 Volume 5B: ESA - Socio-Economic • Section 7.0 Volume 5C: ESA - Biophysical Technical Reports Volume 5D: ESA - Socio-Economic Technical Reports Volume 7: Risk Assessment and Management of Pipeline and Facility Spills • Sections 6.0, 7.0 and 8.0 • Technical Reports	Volume 8A: Marine Transportation • Sections 4.3, 5.6 and 5.7 Volume 8B: Technical Reports	---
Mitigation Measures for Effects				
1.	Describe the standard and project specific mitigation measures and their adequacy for addressing the project effects, or clearly reference specific sections of company manuals that provide mitigation measures. Ensure that referenced manuals are current and filed with the NEB.	Volume 5A: ESA - Biophysical • Section 7.0 Volume 5B: ESA - Socio-Economic • Section 7.0 Volume 5C: ESA - Biophysical Technical Reports Volume 5D: ESA - Socio-Economic Technical Reports Volume 6B: Pipeline Environmental Protection Plan (EPP) Volume 6C: Facilities EPP Volume 6D: Westridge Marine Terminal EPP Volume 6E: Environmental Alignment Sheets Volume 7: Risk Assessment and Management of Pipeline and Facility Spills • Sections 2.0, 3.0, 4.0, 6.0, 7.0, and 8.0 • Technical Reports	Volume 8A: Marine Transportation • Sections 4.3, 5.1, 5.3, 5.6 and 5.7 Volume 8B: Technical Reports	---
2.	Ensure that commitments about mitigative measures will be communicated to field staff for implementation through an Environmental Protection Plan.	Volume 5A: ESA - Biophysical • Section 7.0 Volume 5B: ESA - Socio-Economic • Section 7.0 Volume 6A: Environmental Compliance Volume 6B: Pipeline EPP Volume 6C: Facilities EPP Volume 6D: Westridge Marine Terminal EPP Volume 6E: Environmental Alignment Sheets Volume 7: Risk Assessment and Management of Pipeline and Facility Spills • Sections 2.0, 3.0, 4.0, 6.0, 7.0 and 8.0	Volume 8A: Marine Transportation • Sections 4.3, 5.1, 5.3, 5.6 and 5.7	---

Filing #	Filing Requirement	In Application? References	Applicable Marine Transportation Elements	Not in Application? Explanation
3.	Describe plans and measures to address potential effects of accidents and malfunctions during construction and operation of the project.	Volume 5A: ESA - Biophysical • Section 7.0 Volume 5B: ESA - Socio-Economic • Section 7.0 Volume 6B: Pipeline EPP Volume 6C: Facilities EPP Volume 6D: Westridge Marine Terminal EPP Volume 7: Risk Assessment and Management of Pipeline and Facility Spills • Sections 2.0, 4.0, 6.0, 7.0 and 8.0	Volume 8A: Marine Transportation • Sections 4.3, 5.1, 5.3, 5.6 and 5.7	---
Evaluation of Significance				
1.	After taking into account any appropriate mitigation measures, identify any remaining residual effects from the project.	Volume 5A: ESA - Biophysical • Section 7.0 Volume 5B: ESA - Socio-Economic • Section 7.0	Volume 8A: Marine Transportation • Section 4.3	---
2.	Describe the methods and criteria used to determine the significance of remaining adverse effects, including defining the point at which any particular effect on a valued component is considered "significant".	Volume 5A: ESA - Biophysical • Section 7.0 Volume 5B: ESA - Socio-Economic • Section 7.0	Volume 8A: Marine Transportation • Section 4.3	---
3.	Evaluate significance of residual adverse environmental and socio-economic effects against the defined criteria.	Volume 5A: ESA - Biophysical • Section 7.0 Volume 5B: ESA - Socio-Economic • Section 7.0	Volume 8A: Marine Transportation • Section 4.3	---
4.	Evaluate the likelihood of significant, residual adverse environmental and socio-economic effects occurring and substantiate the conclusions made.	Volume 5A: ESA - Biophysical • Section 7.0 Volume 5B: ESA - Socio-Economic • Section 7.0	Volume 8A: Marine Transportation • Section 4.3	---
A.2.7 Cumulative Effects Assessment				
Scoping and Analysis of Cumulative Effects				
1.	Identify the valued components for which residual effects are predicted, and describe and justify the methods used to predict any residual results.	Volume 5A: ESA - Biophysical • Section 8.0 Volume 5B: ESA - Socio-Economic • Section 8.0	Volume 8A: Marine Transportation • Section 4.4	---
2.	For each valued component where residual effects have been identified, describe and justify the spatial and temporal boundaries used to assess the potential cumulative effects.	Volume 5A: ESA - Biophysical • Section 8.0 Volume 5B: ESA - Socio-Economic • Section 8.0	Volume 8A: Marine Transportation • Section 4.4	---
3.	Identify other physical works or activities that have been or will be carried out within the identified spatial and temporal boundaries for the cumulative effects assessment.	Volume 5A: ESA - Biophysical • Section 8.0 Volume 5B: ESA - Socio-Economic • Section 8.0	Volume 8A: Marine Transportation • Section 4.4	---
4.	Identify whether the effects of those physical works or activities that have been or will be carried out would be likely to produce effects on the valued components within the identified spatial and temporal boundaries.	Volume 5A: ESA - Biophysical • Section 8.0 Volume 5B: ESA - Socio-Economic • Section 8.0	Volume 8A: Marine Transportation • Section 4.4	---

Filing #	Filing Requirement	In Application? References	Applicable Marine Transportation Elements	Not in Application? Explanation
5.	Where other physical works or activities may affect the valued components for which residual effects from the applicant's proposed project are predicted, continue the cumulative effects assessment, as follows: <ul style="list-style-type: none"> consider the various components, phases and activities associated with the applicant's project that could interact with other physical work or activities; provide a description of the extent of the cumulative effects on valued components; and where professional knowledge or experience is cited, explain the extent to which professional knowledge or experience was relied upon and justify how the resulting conclusions or decisions were reached. 	Volume 5A: ESA - Biophysical <ul style="list-style-type: none"> Section 8.0 Volume 5B: ESA - Socio-Economic <ul style="list-style-type: none"> Section 8.0 	Volume 8A: Marine Transportation <ul style="list-style-type: none"> Section 4.4 	---
Mitigation Measures for Cumulative Effects				
1.	Describe the general and specific mitigation measures, beyond project-specific mitigation already considered, that are technically and economically feasible to address any cumulative effects.	Volume 5A: ESA - Biophysical <ul style="list-style-type: none"> Section 8.0 Volume 5B: ESA - Socio-Economic <ul style="list-style-type: none"> Section 8.0 	Volume 8A: Marine Transportation <ul style="list-style-type: none"> Section 4.4 	---
Applicant's Evaluation of Significance of Cumulative Effects				
1.	After taking into account any appropriate mitigation measures for cumulative effects, identify any remaining residual cumulative effects.	Volume 5A: ESA - Biophysical <ul style="list-style-type: none"> Section 8.0 Volume 5B: ESA - Socio-Economic <ul style="list-style-type: none"> Section 8.0 	Volume 8A: Marine Transportation <ul style="list-style-type: none"> Section 4.4 	---
2.	Describe the methods and criteria used to determine the significance of remaining adverse cumulative effects, including defining the point at which each identified cumulative effect on a valued component is considered "significant".	Volume 5A: ESA - Biophysical <ul style="list-style-type: none"> Section 8.0 Volume 5B: ESA - Socio-Economic <ul style="list-style-type: none"> Section 8.0 	Volume 8A: Marine Transportation <ul style="list-style-type: none"> Section 4.4 	---
3.	Evaluate the significance of adverse residual cumulative effects against the defined criteria.	Volume 5A: ESA - Biophysical <ul style="list-style-type: none"> Section 8.0 Volume 5B: ESA - Socio-Economic <ul style="list-style-type: none"> Section 8.0 	Volume 8A: Marine Transportation <ul style="list-style-type: none"> Section 4.4 	---
4.	Evaluate the likelihood of significant, residual adverse cumulative environmental and socio-economic effects occurring and substantiate the conclusions made.	Volume 5A: ESA - Biophysical <ul style="list-style-type: none"> Section 8.0 Volume 5B: ESA - Socio-Economic <ul style="list-style-type: none"> Section 8.0 	Volume 8A: Marine Transportation <ul style="list-style-type: none"> Section 4.4 	---
A.2.8 Inspection, Monitoring and Follow-up				
1.	Describe inspection plans to ensure compliance with biophysical and socio-economic commitments, consistent with Sections 48, 53 and 54 of the <i>NEB Onshore Pipeline Regulations (OPR)</i> .	Volume 5A: ESA - Biophysical <ul style="list-style-type: none"> Section 7.0 Volume 5B: ESA - Socio-Economic <ul style="list-style-type: none"> Section 7.0 Volume 6A: Environmental Compliance Volume 6B: Pipeline EPP Volume 6C: Facilities EPP Volume 6D: Westridge Marine Terminal EPP	Volume 8A: Marine Transportation <ul style="list-style-type: none"> Section 4.3 	---

Filing #	Filing Requirement	In Application? References	Applicable Marine Transportation Elements	Not in Application? Explanation
2.	Describe the surveillance and monitoring program for the protection of the pipeline, the public and the environment, as required by Section 39 of the <i>NEB OPR</i> .	Volume 5A: ESA - Biophysical • Section 7.0 Volume 5B: ESA - Socio-Economic • Section 7.0 Volume 6A: Environmental Compliance Volume 6B: Pipeline EPP Volume 6C: Facilities EPP Volume 6D: Westridge Marine Terminal EPP	Volume 8A: Marine Transportation • Section 4.3	---
3.	Consider any particular elements in the Application that are of greater concern and evaluate the need for a more in-depth monitoring program for those elements.	Volume 5A: ESA - Biophysical • Sections 9.0 and 10.0 Volume 5B: ESA - Socio-Economic • Sections 9.0 and 10.0 Volume 6A: Environmental Compliance Volume 6B: Pipeline EPP (Socio-Economic Management Plan of Appendix C)	Volume 8A: Marine Transportation • Section 4.5	---
4.	For <i>Canadian Environmental Assessment (CEA) Act, 2012</i> designated projects, identify which elements and monitoring procedures would constitute follow-up under the <i>CEA Act, 2012</i> .	Volume 5A: ESA - Biophysical • Section 10.0 Volume 5B: ESA - Socio-economic • Section 10.0	N/A	---

Filing #	Filing Requirement	In Application? References	Applicable Marine Transportation Elements	Not in Application? Explanation
Table A-1 Circumstances and Interactions Requiring Detailed Biophysical and Socio-Economic Information				
	Physical and meteorological environment	Volume 5A: ESA - Biophysical • Sections 5.0, 6.0 and 7.0	N/A	---
	Soil and soil productivity	Volume 5A: ESA - Biophysical • Sections 5.0, 6.0, 7.0 and 8.0 Volume 5C: ESA - Biophysical Technical Reports • Soil Assessment Technical Report Volume 7: Risk Assessment and Management of Pipeline and Facility Spills • Section 5.3, 6.0 and 7.0	N/A	---
	Water quality and quantity (onshore and marine)	Volume 5A: ESA - Biophysical • Sections 5.0, 6.0, 7.0 and 8.0 Volume 5C: ESA - Biophysical Technical Reports • Groundwater Technical Report • Fisheries (Alberta) Technical Report • Fisheries (British Columbia) Technical Report • Wetland Evaluation Technical Report • Marine Sediment and Water Quality – Westridge Marine Terminal Technical Report Volume 7: Risk Assessment and Management of Pipeline and Facility Spills • Section 7.0 • Quality Ecological Risk Assessment of Pipeline Spills Technical Report	Volume 8A: Marine Transportation • Sections 4.2, 4.3, 4.4, 5.6 and 5.7 Volume 8B: Technical Reports • Ecological Risk Assessment of Marine Transportation Spills Technical Report	---
	Air emissions (onshore and marine)	Volume 5A: ESA - Biophysical • Sections 5.0, 6.0, 7.0 and 8.0 Volume 5C: ESA - Biophysical Technical Reports • Marine Air Quality and Greenhouse Gas – Marine Transportation Technical Report • Air Quality and Greenhouse Gas Emissions Technical Report Volume 7: Risk Assessment and Management of Pipeline and Facility Spills • Section 7.0	Volume 8A: Marine Transportation • Sections 4.2, 4.3, 4.4, 5.6 and 5.7 Volume 8B: Technical Reports • Marine Air Quality and Greenhouse Gas Emissions	---
	Greenhouse gas emissions (onshore and marine)	Volume 5A: ESA - Biophysical • Sections 5.0, 6.0 and 7.0 Volume 5C: ESA - Biophysical Technical Reports • Air Quality and Greenhouse Gas Emissions Technical Report	Volume 8A: Marine Transportation • Sections 4.2 and 4.3 Volume 8B: Technical Reports • Marine Air Quality and Greenhouse Gas Emissions	---
	Acoustic environment (onshore and marine)	Volume 5A: ESA - Biophysical • Sections 5.0, 6.0, 7.0, and 8.0 Volume 5C: ESA - Biophysical Technical Reports • Acoustic Environment Technical Report	Volume 8A: Marine Transportation • Sections 4.2, 4.3 and 4.4 Volume 8B: Technical Reports • Marine Noise (Atmospheric)	---

Filing #	Filing Requirement	In Application? References	Applicable Marine Transportation Elements	Not in Application? Explanation
	Fish and fish habitat (onshore and marine), including any fish habitat compensation required	Volume 5A: ESA - Biophysical <ul style="list-style-type: none"> • Sections 5.0, 6.0, 7.0 and 8.0 Volume 5C: ESA - Biophysical Technical Reports <ul style="list-style-type: none"> • Fisheries (Alberta) Technical Report • Fisheries (British Columbia) Technical Report • Marine Resources - Westridge Marine Terminal Technical Report Volume 7: Risk Assessment and Management of Pipeline and Facility Spills <ul style="list-style-type: none"> • Sections 6.0, 7.0 and 8.0 • Qualitative Ecological Risk Assessment of Pipeline Spills Technical Report 	Volume 8A: Marine Transportation <ul style="list-style-type: none"> • Sections 4.2, 4.3, 4.4, 5.6 and 5.7 Volume 8B: Technical Reports <ul style="list-style-type: none"> • Marine Resources – Marine Transportation Technical Report • Ecological Risk Assessment of Westridge Marine Terminal Spills 	---
Wetlands		Volume 5A: ESA - Biophysical <ul style="list-style-type: none"> • Sections 5.0, 6.0, 7.0 and 8.0 Volume 5C: ESA - Biophysical Technical Reports <ul style="list-style-type: none"> • Wetland Evaluation Technical Report Volume 7: Risk Assessment and Management of Pipeline and Facility Spills <ul style="list-style-type: none"> • Sections 7.0 and 8.0 • Qualitative Ecological Risk Assessment of Pipeline Spills Technical Report 	N/A	---
Vegetation		Volume 5A: ESA - Biophysical <ul style="list-style-type: none"> • Sections 5.0, 6.0, 7.0 and 8.0 Volume 5C: ESA - Biophysical Technical Reports <ul style="list-style-type: none"> • Vegetation Technical Report Volume 7: Risk Assessment and Management of Pipeline and Facility Spills <ul style="list-style-type: none"> • Sections 7.0 and 8.0 • Qualitative Ecological Risk Assessment of Pipeline Spills Technical Report 	N/A	---
Wildlife and wildlife habitat (onshore and marine)		Volume 5A: ESA - Biophysical <ul style="list-style-type: none"> • Sections 5.0, 6.0, 7.0 and 8.0 Volume 5C: ESA - Biophysical Technical Reports <ul style="list-style-type: none"> • Wildlife and Wildlife Habitat Technical Report • Wildlife Modeling and Species Accounts Report • Marine Resources –Westridge Marine Terminal Technical Report • Marine Birds – Westridge Marine Terminal Technical Report Volume 7: Risk Assessment and Management of Pipeline and Facility Spills <ul style="list-style-type: none"> • Sections 6.0, 7.0 and 8.0 • Qualitative Ecological Risk Assessment of Pipeline Spills Technical Report 	Volume 8A: Marine Transportation <ul style="list-style-type: none"> • Sections 4.2, 4.3, 4.4, 5.6 and 5.7 Volume 8B: Technical Reports <ul style="list-style-type: none"> • Marine Resources – Marine Transportation Technical Report • Marine Birds – Marine Transportation Technical Report • Ecological Risk Assessment of Westridge Marine Terminal Spills 	---

Filing #	Filing Requirement	In Application? References	Applicable Marine Transportation Elements	Not in Application? Explanation
	Species at Risk or Species of Special Status and related habitat (onshore and marine)	Volume 5A: ESA - Biophysical <ul style="list-style-type: none"> • Sections 5.0, 6.0, 7.0 and 8.0 Volume 5C: ESA - Biophysical Technical Reports <ul style="list-style-type: none"> • Fisheries (Alberta) Technical Report • Fisheries (British Columbia) Technical Report • Vegetation Technical Report • Wildlife and Wildlife Habitat Technical Report • Wildlife Modeling and Species Accounts Report • Marine Resources – Westridge Marine Terminal Technical Report • Marine Birds – Westridge Marine Terminal Technical Report Volume 7: Risk Assessment and Management of Pipeline and Facility Spills <ul style="list-style-type: none"> • Sections 6.0, 7.0 and 8.0 • Qualitative Ecological Risk Assessment of Pipeline Spills Technical Report 	Volume 8A: Marine Transportation <ul style="list-style-type: none"> • Sections 4.2, 4.3, 4.4, 5.6 and 5.7 Volume 8B: Technical Reports <ul style="list-style-type: none"> • Marine Resources – Marine Transportation Technical Report • Marine Birds – Marine Transportation Technical Report • Marine Transportation Spills Ecological Risk Assessment Technical Report 	---
	Human occupancy and resource use (onshore and marine)	Volume 5B: ESA - Socio-Economic <ul style="list-style-type: none"> • Sections 5.0, 6.0, 7.0 and 8.0 Volume 5D: ESA - Socio-Economic Technical Reports <ul style="list-style-type: none"> • Socio-Economic Technical Report • Managed Forest Areas Technical Report • Agricultural Assessment Technical Report Volume 7: Risk Assessment and Management of Pipeline and Facility Spills <ul style="list-style-type: none"> • Sections 6.0, 7.0 and 8.0 	Volume 8A: Marine Transportation <ul style="list-style-type: none"> • Sections 4.2, 4.3, 4.4, 5.6 and 5.7 Volume 8B: Technical Reports <ul style="list-style-type: none"> • Marine Commercial, Recreational and Tourism Use – Marine Transportation Technical Report 	---
	Heritage resources	Volume 5B: ESA - Socio-Economic <ul style="list-style-type: none"> • Sections 5.0, 6.0 and 7.0 Volume 7: Risk Assessment and Management of Pipeline and Facility Spills <ul style="list-style-type: none"> • Section 6.3.3 	N/A	---
	Navigation and navigation safety	Volume 5B: ESA - Socio-Economic <ul style="list-style-type: none"> • Sections 5.0, 6.0 and 7.0 Volume 5D: ESA - Socio-Economic Technical Reports <ul style="list-style-type: none"> • Socio-Economic Technical Report 	Volume 8A: Marine Transportation <ul style="list-style-type: none"> • Section 5.2 	---
	Traditional land and resource use	Volume 5B: ESA - Socio-Economic <ul style="list-style-type: none"> • Sections 5.0, 6.0, 7.0 and 8.0 Volume 5D: ESA - Socio-Economic Technical Reports <ul style="list-style-type: none"> • Traditional Land and Resource Use Report • Pipeline and Facilities Human Health Risk Assessment Technical Report Volume 7: Risk Assessment and Management of Pipeline and Facility Spills <ul style="list-style-type: none"> • Sections 6.0, 7.0 and 8.0 • Qualitative Ecological Risk Assessment of Pipeline Spills Technical Report 	Volume 8A: Marine Transportation <ul style="list-style-type: none"> • Sections 4.2, 4.3, 4.4, 5.6 and 5.7 Volume 8B: Technical Reports <ul style="list-style-type: none"> • Traditional Marine Use Report for Marine Transportation • Marine Transportation Human Health Risk Assessment Technical Report 	---
	Social and cultural well-being	Volume 5B: ESA - Socio-Economic <ul style="list-style-type: none"> • Sections 5.0, 6.0, 7.0 and 8.0 Volume 5D: ESA - Socio-Economic Technical Reports <ul style="list-style-type: none"> • Socio-Economic Technical Report Volume 7: Risk Assessment and Management of Pipeline and Facility Spills <ul style="list-style-type: none"> • Sections 6.0, 7.0 and 8.0 	N/A	---

Filing #	Filing Requirement	In Application? References	Applicable Marine Transportation Elements	Not in Application? Explanation
	Human health and aesthetics	Volume 5B: ESA - Socio-Economic <ul style="list-style-type: none"> • Sections 5.0, 6.0, 7.0 and 8.0 Volume 5D: ESA - Socio-Economic Technical Reports <ul style="list-style-type: none"> • Socio-Economic Technical Report • Community Health Technical Report • Viewshed Modelling Analysis Technical Report • Pipeline and Facilities Human Health Risk Assessment Technical Report Volume 7 Risk Assessment and Management of Pipeline and Facility Spills <ul style="list-style-type: none"> • Sections 6.0, 7.0 and 8.0 • Qualitative Ecological Risk Assessment of Pipeline Spills Technical Report 	Volume 7: Risk Assessment and Management of Pipeline and Facility Spills <ul style="list-style-type: none"> • Qualitative Human Health Risk Assessment of Westridge Marine Terminal Technical Report Volume 8A: Marine Transportation <ul style="list-style-type: none"> • Sections 4.2, 4.3, 4.4, 5.6 and 5.7 Volume 8B: Technical Reports <ul style="list-style-type: none"> • Marine Transportation Human Health Risk Assessment Technical Report • Marine Transportation Spills Human Health Risk Assessment Technical Report 	---
	Infrastructure and services	Volume 5B: ESA - Socio-Economic <ul style="list-style-type: none"> • Sections 5.0, 6.0, 7.0 and 8.0 Volume 5D: ESA - Socio-Economic Technical Reports <ul style="list-style-type: none"> • Socio-Economic Technical Report • Community Health Technical Report Volume 7: Risk Assessment and Management of Pipeline and Facility Spills <ul style="list-style-type: none"> • Sections 6.0, 7.0 and 8.0 	Volume 8A: Marine Transportation <ul style="list-style-type: none"> • Sections 4.2, 4.3, 4.4, 5.6 and 5.7 Volume 8B: Technical Reports <ul style="list-style-type: none"> • Marine Commercial, Recreational and Tourism Use – Marine Transportation Technical Report 	---
	Employment and economy	Volume 5B: ESA - Socio-Economic <ul style="list-style-type: none"> • Sections 5.0, 6.0, 7.0 and 8.0 Volume 5D: ESA - Socio-Economic Technical Reports <ul style="list-style-type: none"> • Socio-Economic Technical Report • Worker Expenditures Analysis Technical Report 	N/A	---

GUIDE A – A.3 ECONOMICS

Filing #	Filing Requirement	In Application? References	Not in Application? Explanation
A.3.1 Supply			
1.	A description of each commodity.	Volume 2 Section 3.1.1	--
2.	A discussion of all potential supply sources.	Volume 2 Section 3.3.2	--
3.	Forecast of productive capacity over the economic life of the facility.	Volume 2 Sections 3.3.1, 3.4.1	
4.	For pipelines with contracted capacity, a discussion of the contractual arrangements underpinning supply.	Volume 2 Section 3.3.2	--
A.3.2 Transportation Matters			
Pipeline Capacity			
1.	In the case of expansion provide: <ul style="list-style-type: none"> • Pipeline capacity before and after and size of increment • Justification that size of expansion is appropriate 	Volume 2 Sections 1.1, 2.1, 3.5	--
2.	In case of new pipeline, justification that size of expansion is appropriate given available supply.	N/A – expansion	N/A
Throughput			
1.	For pipelines with contracted capacity, information on contractual arrangements.	Volume 2 Section 3.2.1	--
2.	For non-contract carrier pipelines, forecast of annual throughput volumes by commodity type, receipt location and delivery destination over facility life.	N/A	N/A
3.	If project results in an increase in throughput: <ul style="list-style-type: none"> • theoretical and sustainable capabilities of the existing and proposed facilities versus the forecasted requirements • flow formulae and flow calculations used to determine the capabilities of the proposed facilities and the underlying assumptions and parameters 	Volume 2 Section 3.1	--
4.	If more than one type of commodity transported, a discussion pertaining to segregation of commodities including potential contamination issues or cost impacts.	N/A	N/A
A.3.3 Markets			
1.	Provide an analysis of the market in which each commodity is expected to be used or consumed.	Volume 2 Section 3.4.2	--
2.	Provide a discussion of the physical capability of upstream and downstream facilities to accept the incremental volumes that would be received and delivered.	Volume 2 Section 3.4.2	--
A.3.4 Financing			
1.	Evidence that the applicant has the ability to finance the proposed facilities.	Volume 2 Section 3.2.2	--
2.	Estimated toll impact for the first full year that facilities are expected to be in service.	Volume 2 Section 3.2.1	--
3.	Confirmation that shippers have been apprised of the project and toll impact, their concerns and plans to address them.	Volume 2 Section 3.2.1	--
4.	Additional toll details for applications with significant toll impacts.	Volume 2 Section 3.2.1	
A.3.5 Non-NEB Regulatory Approvals			
1.	Confirm that all non-NEB regulatory approvals required to allow the applicant to meet its construction schedule, planned in-service date and to allow the facilities to be used and useful are or will be in place.	Volume 2 Section 1.5	--
2.	If any of the approvals referred to in #1 may be delayed, describe the status of those approval(s) and provide an estimation of when the approval is anticipated.	Volume 2 Section 1.5	--

GUIDE A – A.4 LANDS INFORMATION

Filing #	Filing Requirement	In Application? References	Not in Application? Explanation
A.4.1 Land Areas			
1.	<ul style="list-style-type: none"> • Width of right-of-way and locations of any changes to width • Locations and dimensions of known temporary work space and drawings of typical dimensions • Locations and dimensions of any new lands for facilities 	Volume 2 Section 5.2	--
A.4.2 Land Rights			
1.	The type of lands rights proposed to be acquired for the project.	Volume 2 Section 5.3	--
2.	The relative proportions of land ownership along the route of the project.	Volume 2 Section 5.3.2	--
3.	Any existing land rights that will be required for the project.	Volume 2 Section 5.4	--
A.4.3 Lands Acquisition Process			
1.	The process for acquiring lands.	Volume 2 Section 5.4.1, 5.4.2	--
2.	The timing of acquisition and current status.	Volume 2 Section 5.4.3	--
3.	The status of service of section 87(1) notices.	Volume 2 Section 5.4.4	--
A.4.4 Land Acquisition Agreements			
1.	A sample copy of each form of agreement proposed to be used pursuant to section 86(2) of the NEB Act.	Volume 2 Section 5.4.2	--
2.	A sample copy of any proposed fee simple, work space, access or other land agreement.	Volume 2 Section 5.5.2	--
A.4.5 Section 87 Notices			
1.	A sample copy of the notice proposed to be served on all landowners pursuant to section 87(1) of the NEB Act.	Volume 2 Section 5.4.4, Appendix D	--
2.	Confirmation that all notices include a copy of Pipeline Regulation in Canada: A Guide for Landowners and the Public.	Volume 2 Section 5.4.4	--
A.4.6 Section 58 Application to Address a Complaint			
1.	The details of the complaint and describe how the proposed work will address the complaint.	N/A	N/A

CONCORDANCE TABLE WITH THE *CEA ACT, 2012*

<i>CEA Act, 2012</i> Requirement	Section in <i>CEA Act, 2012</i>	Application Volume and Section
The environmental effects of the designated project, including:		
the environmental effects of malfunctions or accidents that may occur in connection with the designated project;	s.19.1(a)	Volume 5A ESA - Biophysical: • Section 7.0 Volume 5B ESA - Socio-economic: • Section 7.0 Volume 7 Risk Assessment and Management of Pipeline and Facility Spills Volume 8A Marine Transportation: • Sections 4.3 and 5.0
any cumulative environmental effects that are likely to result from the designated project in combination with other physical activities that have been or will be carried out;	s.19.1(a)	Volume 5A ESA - Biophysical: • Section 8.0 Volume 5B ESA - Socio-economic: • Section 8.0 Volume 8A Marine Transportation: • Section 4.4
the significance of the effects referred to in paragraph (a);	s.19.1(b)	Volume 5A ESA - Biophysical: • Sections 7.0 and 8.0 Volume 5B ESA - Socio-economic: • Sections 7.0 and 8.0 Volume 8A Marine Transportation: • Sections 4.3 and 4.4
comments from the public – or, with respect to a designated project that requires that a certificate be issued in accordance with an order made under section 54 of the <i>National Energy Board Act</i> , any interested party – that are received in accordance with this <i>act</i> ;	s.19.1(c)	Volume 3A Public Consultation Volume 3B Aboriginal Engagement Volume 3C Landowner Relations Volume 5A ESA - Biophysical: • Section 3.0 Volume 5B ESA - Socio-economic: • Section 3.0 Volume 8A Marine Transportation: • Section 3.0
mitigation measures that are technically and economically feasible and that would mitigate any significant adverse environmental effects of the designated project;	s.19.1(d)	Volume 5A ESA - Biophysical: • Sections 7.0 and 8.0 Volume 5B ESA - Socio-economic: • Sections 7.0 and 8.0 Volume 5C ESA – Biophysical Technical Reports Volume 5D ESA - Socio-economic Technical Reports Volume 6B Pipeline Environmental Protection Plan Volume 6C Facilities Environmental Protection Plan Volume 6D Westridge Marine Terminal Environmental Protection Plan Volume 6E Environmental Alignment Sheets Volume 8A Marine Transportation: • Sections 4.3, 4.4 and 5.0 Volume 8B Technical Reports
the requirements of the follow-up program in respect of the designated project;	s.19.1(e)	Volume 5A ESA - Biophysical: • Section 10.0 Volume 5B ESA - Socio-economic: • Section 10.0
the purpose of the designated project;	s.19.1(f)	Volume 5A ESA - Biophysical: • Section 2.0 Volume 5B ESA - Socio-economic: • Section 2.0 Volume 8A Marine Transportation: • Section 1.1

CONCORDANCE TABLE WITH THE CEA ACT, 2012

CEA Act, 2012 Requirement	Section in CEA Act, 2012	Application Volume and Section
alternative means of carrying out the designated project that are technically and economically feasible and the environmental effects of any such alternative means;	s.19.1(g)	Volume 5A ESA - Biophysical: <ul style="list-style-type: none"> • Sections 2.0 and 4.0 Volume 5B ESA - Socio-economic: <ul style="list-style-type: none"> • Sections 2.0 and 4.0 Volume 8A Marine Transportation: <ul style="list-style-type: none"> • Section 2.2
any change to the designated project that may be caused by the environment;	s.19.1(h)	Volume 5A ESA - Biophysical: <ul style="list-style-type: none"> • Section 7.10 Volume 8A Marine Transportation: <ul style="list-style-type: none"> • Section 4.3
the results of any relevant study conducted by a committee established under section 73 or 74; and	s.19.1(i)	N/A
any other matter relevant to the environmental assessment that the responsible authority, or, – if the environmental assessment is referred to a review panel – the Minister, requires to be taken into account.	s.19.1(j)	Volume 8A Marine Transportation Volume 8B Technical Reports Volume 8C TERMPOL Reports These volumes take into consideration the <i>Filing Requirements Related to the Potential Environmental and Socio-Economic Effects of Increased Marine Shipping Activities, Trans Mountain Expansion Project</i> (September 10, 2013) (NEB 2013)
The environmental assessment of a designated project may take into account community knowledge and Aboriginal traditional knowledge.	s 19.3	Volume 5A ESA - Biophysical: <ul style="list-style-type: none"> • Sections 5.0, 6.0, 7.0 and 8.0 Volume 5B ESA - Socio-economic: <ul style="list-style-type: none"> • Sections 5.0, 6.0, 7.0 and 8.0 Volume 5C ESA - Biophysical Technical Reports Volume 5D ESA - Socio-economic Technical Reports Volume 8A Marine Transportation: <ul style="list-style-type: none"> • Sections 4.2, 4.3 and 4.4 Volume 8B Technical Reports
Subsection 5(1) of <i>CEA Act, 2012</i> defines environmental effects as a change that may be caused to the following components of the environment that are within the legislative authority of Parliament:		
fish as defined in section 2 of the <i>Fisheries Act</i> and fish habitat as defined in subsection 34(1) of that <i>Act</i> ;	s.5(1)(a)(i)	Volume 5A ESA - Biophysical: <ul style="list-style-type: none"> • Sections 5.0, 6.0, 7.0 and 8.0 Volume 5C ESA - Biophysical Technical Reports Volume 8A Marine Transportation: <ul style="list-style-type: none"> • Sections 4.2, 4.3, 4.4 and 5.0 Volume 8B Technical Reports
aquatic species as defined in subsection 2(1) of the <i>Species at Risk Act</i> ;	s.5(1)(a)(ii)	Volume 5A ESA - Biophysical: <ul style="list-style-type: none"> • Sections 5.0, 6.0, 7.0 and 8.0 Volume 5C ESA - Biophysical Technical Reports Volume 8A Marine Transportation: <ul style="list-style-type: none"> • Sections 4.2, 4.3, 4.4 and 5.0 Volume 8B Technical Reports
migratory birds as defined in subsection 2(1) of the <i>Migratory Birds Convention Act, 1994</i> , and	s.5(1)(a)(iii)	Volume 5A ESA - Biophysical: <ul style="list-style-type: none"> • Sections 5.0, 6.0, 7.0 and 8.0 Volume 5C ESA - Biophysical Technical Reports Volume 8A Marine Transportation: <ul style="list-style-type: none"> • Sections 4.2, 4.3, 4.4 and 5.0 Volume 8B Technical Reports
any other component of the environment that is set out in Schedule 2.	s.5(1)(a)(iv)	N/A
Subsection 5(1) of the <i>CEA Act, 2012</i> defines environmental effects as (b) a change that may be caused to the environment that would occur		
on federal lands,	s.5(1)(b)(i)	Volume 5A ESA - Biophysical: <ul style="list-style-type: none"> • Section 7.0 Volume 5B ESA - Socio-economic: <ul style="list-style-type: none"> • Section 7.0

CONCORDANCE TABLE WITH THE CEA ACT, 2012

<i>CEA Act, 2012</i> Requirement	Section in <i>CEA Act, 2012</i>	Application Volume and Section
in a province other than the one in which the <i>act</i> or thing is done or where the physical activity, the designated project or the project is being carried out, or	s.5(1)(b)(ii)	N/A No changes are anticipated in provinces other than Alberta and BC in relation to the ESA.
outside Canada.	s.5(1)(b)(iii)	Volume 8A Marine Transportation: • Sections 4.3, 4.4 and 5.0
Subsection 5(1) of the <i>CEA Act, 2012</i> defines environmental effects as (c) with respect to aboriginal peoples, an effect occurring in Canada of any change that may be caused to the environment on:		
health and socio-economic conditions;	s.5(1)(c)(i)	Volume 5B ESA - Socio-economic: • Sections 5.0, 6.0, 7.0 and 8.0 Volume 5D ESA - Socio-economic Technical Reports Volume 8A Marine Transportation: • Sections 4.3 and 4.4 Volume 8B Technical Reports
physical and cultural heritage;	s.5(1)(c)(ii)	Volume 5B ESA - Socio-economic: • Sections 5.0, 6.0 and 7.0
the current use of lands and resources for traditional purposes; or	s.5(1)(c)(iii)	Volume 5B ESA - Socio-economic: • Sections 5.0, 6.0, 7.0 and 8.0 Volume 5D ESA - Socio-economic Technical Reports Volume 8A Marine Transportation: • Sections 4.3 and 4.4 Volume 8B Technical Reports
any structure, site or thing that is of historical, archaeological, paleontological or architectural significance.	s.5(1)(c)(iv)	Volume 5B ESA - Socio-economic: • Sections 5.0, 6.0 and 7.0

1.0 LANDOWNER RELATIONS

1.1 Introduction

1.1.1 Project Overview

Trans Mountain Pipeline ULC (Trans Mountain) is a Canadian corporation with its head office located in Calgary, Alberta. Trans Mountain is a general partner of Trans Mountain Pipeline L.P., which is operated by Kinder Morgan Canada Inc. (KMC), and is fully owned by Kinder Morgan Energy Partners, L.P. Trans Mountain is the holder of the National Energy Board (NEB) certificates for the Trans Mountain pipeline system (TMPL system).

The TMPL system commenced operations 60 years ago and now transports a range of crude oil and petroleum products from Western Canada to locations in central and southwestern British Columbia (BC), Washington State and offshore. The TMPL system currently supplies much of the crude oil and refined products used in BC. The TMPL system is operated and maintained by staff located at Trans Mountain's regional and local offices in Alberta (Edmonton, Edson, and Jasper) and BC (Clearwater, Kamloops, Hope, Abbotsford, and Burnaby).

The TMPL system has an operating capacity of approximately 47,690 m³/d (300,000 bbl/d) using 23 active pump stations and 40 petroleum storage tanks. The proposed expansion will increase the capacity to 141,500 m³/d (890,000 bbl/d).

The proposed expansion will comprise the following:

- Pipeline segments that complete a twinning (or "looping") of the pipeline in Alberta and BC with about 987 km of new buried pipeline.
- New and modified facilities, including pump stations and tanks.
- Three new berths at the Westridge Marine Terminal in Burnaby, BC, each capable of handling Aframax class vessels.

The expansion has been developed in response to requests for service from Western Canadian oil producers and West Coast refiners for increased pipeline capacity in support of growing oil production and access to growing West Coast and offshore markets. NEB decision RH-001-2012 reinforces market support for the expansion and provides Trans Mountain the necessary economic conditions to proceed with design, consultation, and regulatory applications.

Application is being made pursuant to Section 52 of the *National Energy Board Act (NEB Act)* for the proposed Trans Mountain Expansion Project (referred to as "TMEP" or "the Project"). The NEB will undertake a detailed review and hold a Public Hearing to determine if it is in the public interest to recommend a Certificate of Public Convenience and Necessity (CPCN) for construction and operation of the Project. Subject to the outcome of the NEB Hearing process, Trans Mountain plans to begin construction in 2015/2016 and go into service in 2017.

Trans Mountain has embarked on an extensive program to engage Aboriginal communities and to consult with landowners, government agencies (e.g., regulators and municipalities), stakeholders, and the general public. Information on the Project is also available at www.transmountain.com.

1.1.2 Purpose of Volume 3C

Trans Mountain has engaged in a Landowner Relations Program to introduce and discuss the Project to landowners and occupants along the proposed pipeline corridor. This volume describes the program and provides a summary of the issues and concerns raised by landowners.

Information regarding land requirements and land acquisition is provided in Section 5.0 of Volume 2.

1.2 Principles and Goal of the Program

1.2.1 Goal and Philosophy

Since the construction of the TMPL system, in 1953, Trans Mountain has had an ongoing relationship with landowners, a key interest group for the Project. The goal of the Landowner Relations Program is to maintain an open working relationship with each landowner throughout all phases of the Project.

Trans Mountain's philosophy in engaging with each landowner concerning land-related matters is based on the concepts of fairness, equity, integrity, and mutual respect. Trans Mountain understands how the Project is introduced to landowners and the success of ongoing communication, issue identification, and resolution are critical to maintaining good working relationships with landowners. Therefore, achieving landowner acceptance and obtaining approval for survey, construction, restoration, and transition to operational activities by means of open communication as well as fair compensation and addressing non-monetary issues in a respectful manner offers the greatest likelihood of success.

The program has been developed to mirror and complement the Public Consultation Program described in Volume 3A. The principles, goals, and design of the program are based on those described in Sections 1.2 and 1.3 of Volume 3A.

1.2.2 Objectives

The primary objectives of the Landowner Relations Program were to introduce the Project to landowners and occupants and obtain approval for land access on a timely basis to support engineering and environmental surveys required. Over the long-term, the program objectives are obtaining landowner understanding, acceptance, and land rights for survey, construction, restoration, and transition to operations. This approach also serves to preserve good relationships that currently exist and reinforce positive relations into operations.

Land stakeholder groups include private landowners, freehold and Crown occupants, and public landowners (federal, provincial, and municipal). Landowner issues include land rights, compensation, land-specific construction and restoration activities, as well as broader Project and policy issues. The program will attempt to engage all appropriate internal groups where necessary to address issues and concerns effectively.

Trans Mountain designed the program with the following objectives:

- Introduce the Project to landowners in a manner that establishes a basis for a positive ongoing working relationship.

- Support engineering and environment disciplines in determining Project routing and facility configuration by obtaining landowner survey consent.
- Develop the Land Program Strategy to guide land rights acquisition.
- Acquire necessary land rights to enable the Project to be constructed and placed into operation.
- Obtain necessary third-party crossing approvals to enable the Project to be constructed safely.
- Provide support to the regulatory applications and the regulatory process for the Project.
- Support construction and restoration activities, including post-construction damage settlements.
- Transfer Project land information and landowner files to Trans Mountain Operations.

Trans Mountain recognizes the program must adapt to the needs of landowners and the Project; therefore, Trans Mountain will continuously review and assess the program to ensure that it is being conducted in the most effective and efficient manner.

1.3 Design of Program

Trans Mountain and its land agents began implementing the program in April 2012, and it continues to be an ongoing process. Internal processes within the program continue to evolve to better support the Project and in response to changes within engineering, environmental, and operational functions.

1.3.1 Landowner Notification

Trans Mountain has been operating the existing pipeline for 60 years and has amassed a substantial database of landowners and occupants of freehold and Crown lands along the existing pipeline. The database was searched to provide landowner and occupant information along TMPL for subsequent communications.

Trans Mountain identified a study corridor of generally 150 m width along the entire length of the Project. The corridor typically follows the TMPL right-of-way but deviations have been identified as necessary. A land titles search to confirm the land and interest ownership was then initiated for lands within the study corridor. As the Project route is finalized, additional landowners and occupants may be identified; contact with newly identified landowners and occupants will be consistent with the format identified in Section 1.3.3 of Volume 3A.

1.3.1.1 Notification Landowners

Trans Mountain and its land agents commenced the program in April 2012 and it continues to be an ongoing process. To ensure that Trans Mountain introduced the Project to landowners along the existing system, an initial contact letter (Appendix A) was sent to 2,390 landowners in April and May 2012. Those landowners along the previously built Anchor Loop (of 2008) were not provided notification as the scope of TMEP does not include pipeline construction through

this segment and no additional permanent lands are required. The letter contained information regarding the Project and links to further information on the Project and NEB websites.

An additional letter was hand delivered to urban residents along the Trans Mountain pipeline right-of-way in Edmonton, AB, and the BC Lower Mainland in August 2012. The letter was in response to concerns from urban residents that Trans Mountain was considering expanding the pipeline corridor through residential areas. The letter informed the residents that Trans Mountain intended to pursue alternative routing in their communities (Appendix A).

In October and November 2013, another letter was sent to some landowners along the TMPL where changes to the preferred study corridor resulted in a deviation from the TMPL easement. The landowners were advised that entry onto their property is not required at this time because an alternative route will be studied.

1.3.1.2 Notification Crown Occupants

A mail out was conducted with select Crown tenure holders with interests crossed by the proposed pipeline corridor who had not been contacted via other methods (e.g., through the lands team or other disciplines on the assessment team). The purpose of the mail out was to ensure a robust scoping of socio-economic specific issues and interests pertaining to key land and resource use areas to inform the Environmental and Socio-Economic Assessment, particularly the assessment of human occupancy and resource use. The mail out process was designed to provide an opportunity for the selected tenure holders who had not been contacted by the Project via other methods to identify key concerns related to Project activities and/or provide feedback on land/resource use patterns that may be affected.

The mail out was directed at the following tenure holder categories:

- agricultural tenure holders (e.g., agricultural Crown lease holders, agricultural Crown grant holders, grazing license holders);
- commercial recreation tenure holders and guide-outfitters; and
- registered trap line tenure holders in key areas where contact had not been established.

Information packages were sent in July 2013, which included regional maps showing the Project location, to addresses contained in government databases. The recipients were asked to contact the toll-free Project number to share their feedback and concerns.

The mail out was not intended to meet regulatory requirements pertaining to landowner/occupant notification in advance of Project construction activities, but to inform the issues-identification process. If the Project is approved, formal notification to all directly affected tenure and disposition holders will take place in advance of construction activity.

1.3.2 Consultation and Survey Consent

The program uses a direct contact approach as it enables Trans Mountain's land agents to personally provide information to landowners and occupants about the Project and proposed studies. It also provides landowners and Crown occupants an opportunity to ask questions and identify concerns about the Project or the TMPL. These questions and concerns are passed on to the Project team. Trans Mountain's intention is to provide response to each landowner or

occupant's concern or issue. The process has begun and will continue through all phases of landowner and occupant engagement.

Initial contacts with landowners and occupants began in April 2012. Subsequently, land agents followed up with all landowner, occupants, tenants and potential purchasers beginning in the summer of 2012 to provide more detailed project information and seek consent for engineering assessment and environmental studies (survey consent) on their lands.

Trans Mountain's land agents used the following methods to contact the landowners. Often multiple attempts were made as necessary to establish or maintain communications.

- personal visits;
- telephone;
- email;
- regular mail;
- courier; and
- registered mail.

Landowners and occupants located within the study corridor and likely to be directly impacted by the project were requested to provide consent for engineering and environmental study. Requests were usually made face-to-face and written or verbal consent was accepted.

Along this corridor, 1,325 landowners and 295 Crown rights holders in Alberta were contacted. In BC, 4,013 landowners and 615 Crown rights holders and pending land purchasers were contacted (Table 1.3.1).

TABLE 1.3.1
LANDOWNERS AND OCCUPANTS WITHIN THE
150 M WIDE PREFERRED STUDY CORRIDOR

	Alberta	BC	Total
Private Landowners	1,325	4,013	5,338
Crown Occupants and Pending Purchasers	295	615	910
Total	1,620	4,628	6,248

Comments from landowners and occupants were recorded for each tract of land into a tracking database. Any questions or concerns a landowner raised were documented in the database according to the following categories:

- survey consent comments;
- survey refusal comments;
- construction concerns;
- routing concerns;

- legacy issues (operations, maintenance, and land matters related to the TMPL).

If the comment did not fit into one of the noted categories, it was documented in the chronology of the file.

The approach provided an opportunity to collect information on aspects of the land which could be helpful in defining a route or potential impacts of the Project on the lands.

Legacy issues stemming from the existing pipeline and operations are forwarded by the land agents to Trans Mountain Operations for action.

Communication with landowners and occupants is ongoing and questions or concerns will continue to be addressed throughout the life of the Project.

Each landowner and occupant was provided printed information that included:

- Overall Project Map May 29, 2012;
- Field Program Description June 2012 Brochure;
- Trans Mountain Project Update June 2012 Issue;
- Trans Mountain Project Update September 2012 Issue;
- Trans Mountain Project Update March 2013 Issue;
- Trans Mountain Project Update August 2013 Issue;
- KM In Canada Brochure July 2012;
- NEB Pipeline Regulations In Canada: A Guide For Landowners and the Public (Revised September 2010);
- NEB A Proposed Pipeline or Power Line Project, What you Need to Know;
- one copy of Original Easement in file (only those where TMPL encumbered the lands); and
- TMEP Ruler.

1.3.3 Corridor Survey Limitations

1.3.3.1 Landowners and Occupants

A number of landowners and occupants refused to provide consent for surveys. Surveys were not completed on those respective land parcels. The occurrences of refusal are intermittently distributed throughout the length of the Project.

The reasons, when provided, varied substantially. Where opportunities existed, an agent revisited the landowner or occupant to verify their position or determine if circumstances had changed that would allow provision of consent.

Some landowners and occupants consented to survey but such surveys were to be restricted to the TMPL right-of-way only. Areas between the right-of-way and the study corridor boundaries were not accessible.

1.3.3.2 *BC Provincial Parks*

Application was made to BC Parks in December 2012 for an Education and Research Park Use Permit to conduct environmental studies within BC Parks. In June 2013, BC Parks requested the application be revised and re-submitted for only intrusive types of surveys (e.g., ground disturbances and electro-fishing). With permission from BC Parks, certain non-intrusive studies have been conducted on some Park lands. To date, the Education and Research Park Use permit application has not been approved.

1.3.3.3 *Indian Reserves*

The TMPL crosses 15 Reserves and the Aboriginal Engagement Team is involved in various stages of negotiation with each of the respective Aboriginal communities. Some Aboriginal communities have provided explicit consent for surveys, while others are anticipated to provide a decision on the matter in the near future.

1.3.3.4 *Stk'emlupsemc te Secwepemc Nation*

Stk'emlupsemc te Secwepemc Nation (SSN) requested Trans Mountain to defer environmental field studies on traditional lands until SSN was prepared to participate. The request affected studies within the corridor between the proposed Black Pine Pump Station in BC (reference kilometre [RK] 812) and Trans Mountain's Stump Lake Pump Station (RK 862.7). Trans Mountain respected their request and postponed studies in June 2013 and part of July 2013. Further delay would result in lost study opportunities due to seasonal effects; therefore, with permission from SSN, Trans Mountain resumed environmental studies on the traditional lands.

1.3.4 *Land Acquisition*

Section 5.4 of Volume 2 provides a detailed description of Land Acquisition.

1.3.5 *Ongoing Relations*

Trans Mountain will remain in contact with affected landowners and occupants throughout the Project life. Questions or concerns regarding the Project will be addressed as they arise. Once system operations commence, all landowner information will be transferred to Trans Mountain operations as the permanent record of land data.

1.4 **Summary of Outcomes**

1.4.1 *Overview of Landowner Feedback*

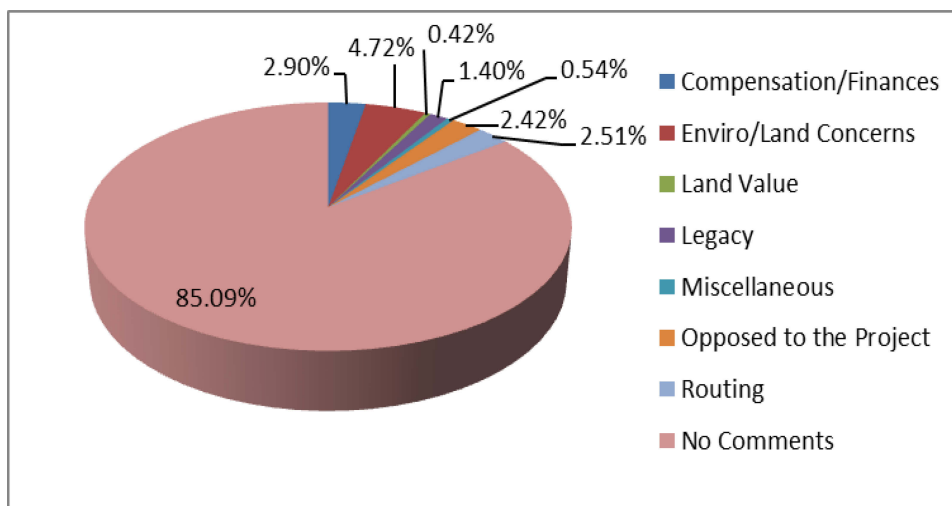
The data presented in this section was collected from April 2012, to July 31, 2013. Updates from the program will be filed with the NEB as updates when requested.

Landowner meetings comprised discussions about the Project in general as well as requests for consent for Project-specific surveys. The meetings also provided an opportunity for landowners to ask questions and identify concerns regarding the Project.

The questions, issues, or concerns raised by landowners were categorized under the seven main headings:

- **Compensation and Financial:** regarding compensation for the Project activities on the land and impacts to their business or financial affairs.
- **Environmental and Land Impacts:** regarding environmental impacts due to the Project or land impacts such as access.
- **Land Value:** regarding the impact the Project may have on the land value.
- **Legacy Concerns:** regarding previous interactions or activities with the TMPL.
- **Miscellaneous:** comments that do not readily fit in the headings above.
- **Opposition to the Project:** capturing the landowner's general opposition to the Project.
- **Routing:** regarding where the pipeline will be located.

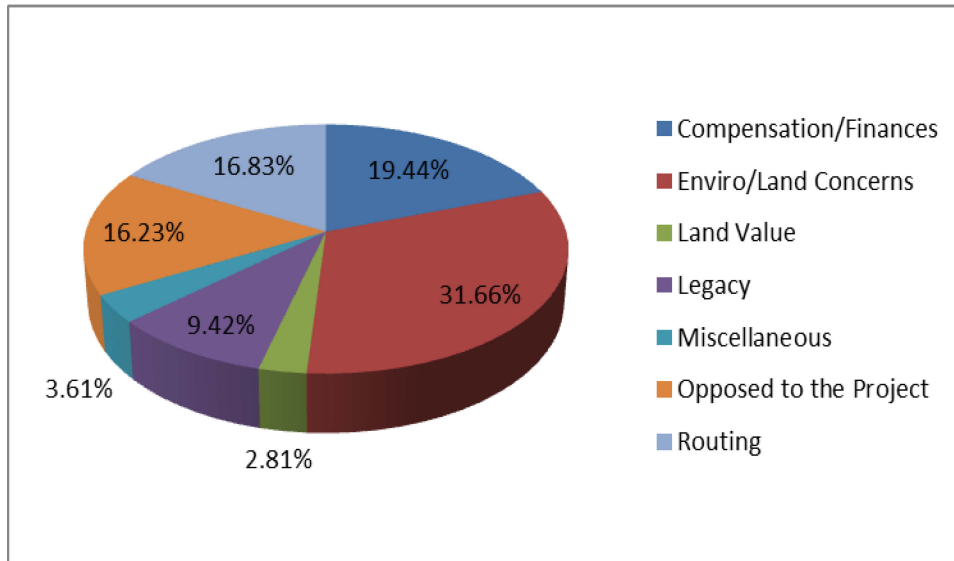
Figure 1.4.1 presents an overall numerical analysis of landowner's questions and concerns through Alberta and BC. The numerical analysis is based on the number of parcels of land and not individual landowners; therefore, some landowner comments appear multiple times as they may own multiple tracts of land. Landowners of approximately 85 per cent of all tracts of land raised no comments or concerns at this phase of the program. Of those that did comment, the two topics that were raised most frequently were related to Compensation/Financial and Environmental/Land issues.



Note: Legacy = concerns with the existing TMPL system/right-of-way.

Figure 1.4.1 Response Categories From all Tracts of Land

Figure 1.4.2 provides a synopsis of comments and concerns from those tracts of land in Alberta and BC where landowners have identified issues or concerns (approximately 15 per cent of all tracts).

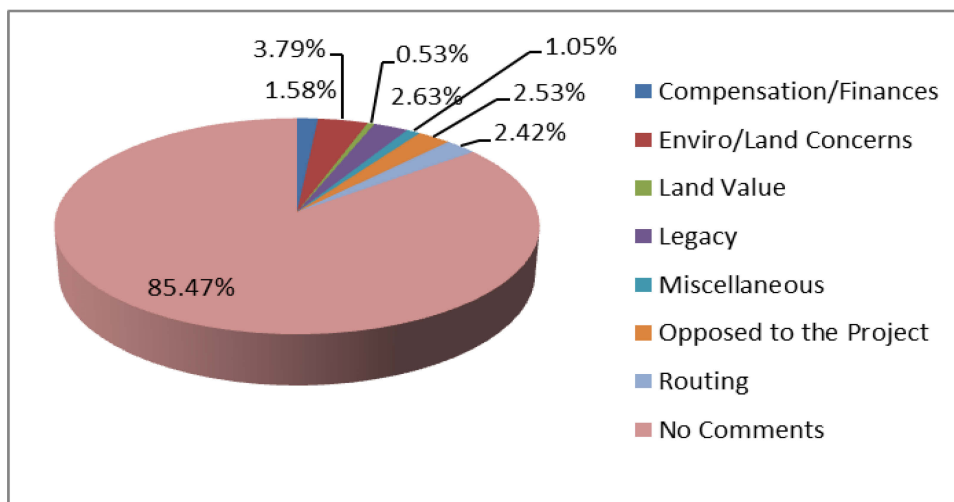


Note: Legacy = concerns with the existing TMPL system/right-of-way.

Figure 1.4.2 Response Categories for Tracts of Land that Provided Comment

1.4.2 Alberta Response to Comments and Concerns

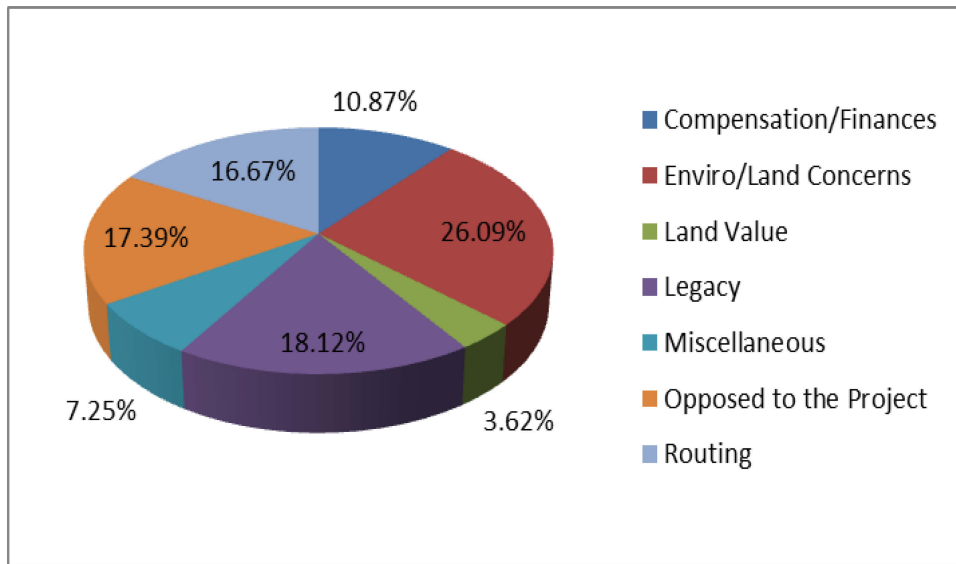
Figure 1.4.3 presents a numerical analysis of Alberta landowners' questions and concerns. The numerical analysis is based on the number of parcels of land and not individual landowners; therefore, some landowner comments appear multiple times as they may own multiple tracts of land. Landowners of approximately 85 per cent of all tracts of land raised no comments or concerns at this phase of the program. Of those that did comment, the analysis illustrates landowners are primarily concerned with Environmental and Land Impacts issues along with Legacy concerns and general opposition to the Project.



Note: Legacy = concerns with the existing TMPL system/right-of-way.

Figure 1.4.3 Response Categories from Tracts of Land in Alberta

Figure 1.4.4 provides a synopsis of comments and concerns from those tracts of land in Alberta where landowners have identified issues or concerns (approximately 15 per cent of tracts in Alberta).



Note: Legacy = concerns with the existing TMPL system/right-of-way.

Figure 1.4.4 Response Categories for Tracts of Land in Alberta That Provided Comment

Table 1.4.1 provides a summary of the questions and comments Alberta landowners raised within this phase of the Project, the response from Trans Mountain, and where in the application more information can be found. To maintain confidentiality, references to names or location identifiers have been removed.

TABLE 1.4.1
ALBERTA ISSUES AND RESPONSES SUMMARY

Key Topic	Interest or Concern	Response	Application Volume
Compensation/ Finances	Property is a potato farm. Occupant has routing, soil handling and compensation concerns. The occupant also advised that the potato farm has had potato nematode issues. Occupant has had a bad experience with another company in the past and is not a willing participant in this project.	<p>Trans Mountain is working with landowners to reduce the potential disturbance to agricultural lands and disruption of agricultural practices during construction. Appropriate mitigation (e.g., soil handling, erosion control) and monitoring activities will be implemented during construction to maximize reclamation success. Additional special reclamation measures will be applied, as required, to return the disturbed areas to a stable and maintenance-free condition.</p> <p>An Agricultural Management Plan has been developed to particularly reduce effects on agriculture, which includes measures related to weed management, re-seeding, soil compaction, livestock access, drainage and irrigation lines, management of crop disruption, and crop and productivity loss.</p> <p>Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html> Pipeline Regulation in Canada: A Guide for Landowners and the Public.</p>	Volume 2, Section 5.4 – Lands Acquisition Process
	Landowner is upset that Kinder Morgan will be ripping through their recently approved subdivision two to three years after they start selling. They are worried the proposed project will affect lot sales. They advised that it would be better if the pipeline rerouted around their property. They further advised they would want each lot entrance gated.	<p>Trans Mountain appreciates that land devaluation is a concern and Trans Mountain has been investigating potential impacts upon properties for sale – both with easements and without easements. To date, Trans Mountain's investigations have not shown a measurable effect; however, Trans Mountain will continue to monitor this situation.</p> <p>Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the expansion. Trans Mountain works with landowners along its pipeline network to reach jointly equitable solutions for the proposed Project. A key objective is to treat each landowner fairly and equitably.</p> <p>In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process.</p>	Volume 2, Section 5.4 – Lands Acquisition Process Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowner is concerned that the new line will affect the golf course and the #3 tee box.	<p>Trans Mountain is evaluating feasible route alternatives in order to reduce impacts to golf courses and other recreational activities along the pipeline route.</p> <p>Overall, Project-related impacts on recreation use are being addressed in the environmental and socio-economic assessment. This will include development of mitigation plans to reduce impacts and optimize opportunities to enhance recreational use.</p>	Volume 5B, Section 5.8 – Socio-Economic
	Landowner advised land agent that they have an approved residential subdivision within this property.	<p>Trans Mountain has been investigating potential impacts upon properties for sale – both with easements and without easements. To date, Trans Mountain's investigations have not shown a measurable effect; however, Trans Mountain will continue to monitor this situation.</p>	Volume 2, Section 5.4 – Lands Acquisition Process
	Occupant advised that the last time this quarter-section was surveyed, there were metal posts left in the field that ruined two of the tires on his tractor. They said that they were never compensated, even though they were told they would be for any damages as a result of the surveys.	<p>Trans Mountain will follow up with the landowner to address past occurrence.</p> <p>Reasonable efforts are made to minimize impact to landowners. The engrained philosophy behind all activities on the TMPL system is KMC's Environment, Health and Safety (EHS) policy. The EHS policy is a formalization of KMC's commitment to conducting business in a safe and environmentally responsible manner. In addition to the Trans Mountain commitment, contractors are required and joint ventures under Trans Mountain's operational control are expected to apply this policy.</p>	Volume 4B – Project Design and Execution – Construction
	Landowner requested that the land agent email them an outline in regards to compensation for survey access. The land agent informed the landowner that Trans Mountain will not be paying an entry fee for survey access. Land agent has not received a response from the landowner to date.	<p>Trans Mountain contacts all landowners along the proposed route via phone calls, letters, electronic mail and face-to-face visits. In the event that a landowner refuses to speak with a land agent or Trans Mountain representative, Trans Mountain will continue trying to meet with the landowner and endeavour to understand and resolve any potential landowner concerns.</p> <p>Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the proposed Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. Lands teams will then work with landowners to reach jointly equitable solutions.</p> <p>The NEB has produced a guide for landowners and the public that provides details about the regulatory process governing pipeline projects. This information is available on the NEB website (www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html> Pipeline Regulation in Canada: A Guide for Landowners and the Public).</p> <p>Trans Mountain will contact the landowner again to attempt to gain survey consent without providing compensation for survey/study.</p>	Volume 2, Section 5.4 – Lands Acquisition Process

TABLE 1.4.1

ALBERTA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Compensation/ Finances (continued)	Landowner advised that they were not prepared to provide consent because the land in question contains gravel reserves for their Edmonton market and felt they were not in a position to lose any of these reserves.	It is Trans Mountain's intention to find a route for the proposed pipeline which minimizes impact to landowners and communities. Where privately-held land is needed for the proposed new route, land agents from Trans Mountain will discuss proposed locations of the pipeline with landowners. Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline. The NEB has produced a guide for landowners and the public that provides details about the regulatory process governing pipeline projects. This information is available on the NEB website (www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html)> Pipeline Regulation in Canada: A Guide for Landowners and the Public). Final pipeline alignment will be determined and assessed in respect to proximity to gravel reserves. Compensation will be assessed and negotiated at an appropriate time.	Volume 2, Section 5.4 – Lands Acquisition Process Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowners advised the land agent that they had a different agent visit them a few years ago about this same route. At that time the landowners told the land agent about their objection to the Project. The landowners still do not want the pipeline on their land, but would be open to selling the whole property.	It is Trans Mountain's intention to find a route for the proposed pipeline which minimizes impact to landowners and communities. Where privately-held land is needed for the proposed new route, land agents from Trans Mountain will discuss proposed locations of the pipeline with landowners. Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html > Pipeline Regulation in Canada: A Guide for Landowners and the Public.	Volume 2, Section 5.4 – Lands Acquisition Process
	Land agent met with landowner. Landowner informed land agent that he didn't want any more pipelines across his property as it would be running too close to his residence and that if Trans Mountain wants to install another pipeline, they would have to purchase his land. Land agent left a copy of the Project information package.	Although one of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical, the landowner's concerns will be considered for routing. Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html > Pipeline Regulation in Canada: A Guide for Landowners and the Public.	Volume 2, Section 5.4 – Lands Acquisition Process
	Landowner asked if they would be paid for their time spent discussing the Project and that they would be keeping track of that time. Land agent advised them that it would be something that would be discussed once the acquisition stage of the Project is reached. They also wondered if they were going to be paid for the surveys. Land agent advised them that there is not an entry fee for surveys but they would be compensated if there were any damages incurred as a result of the surveys.	Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html > Pipeline Regulation in Canada: A Guide for Landowners and the Public.	Volume 2, Section 5.4 – Lands Acquisition Process
	Landowner expressed that they were unhappy with previous surveyors that have left stakes/metal posts in the ground and have damaged landowner's farming equipment although they were told that the survey crews would clean up once the surveys were complete – September 28, 2012. Landowner requested that Kinder Morgan give them a monetary deposit to ensure that the survey crews pick up all stakes and posts once they are finished. Land agent advised the landowners he would speak to Kinder Morgan regarding the deposit and get back to them with an answer.	The agent will reply to the landowner's concern with emphasis on the Project's commitment to mitigate impacts and compensate for damages as may be required. Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html > Pipeline Regulation in Canada: A Guide for Landowners and the Public.	Volume 2, Section 5.4 – Lands Acquisition Process
Environmental Concerns	Landowners were concerned about the possibility of their trees being removed which are situated within the right-of-way. Landowner was also wondering about the type of ditch that would be utilized during construction.	Trees, stumps, brush, and other vegetation will be cleared from the construction right-of-way, temporary work sites, and permanent facilities that are not located on existing, previously cleared easements. Timber and brush disposal options will be subject to agreements with landowners and appropriate government authorities. As Trans Mountain develops detailed design and engineering work, the ditches will be designed to protect sensitive areas and minimize impacts that are identified in Trans Mountain's routing and design process.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting Volume 4B – Project Design and Execution – Construction

TABLE 1.4.1

ALBERTA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Environmental Concerns (continued)	Landowners have the following concerns regarding construction: 1) Minimal tree removal. 2) Does not want driveway open cut as it's a never ending problem after construction is done. 3) Cannot eliminate access to driveway as it leads to a storage compound for mostly travel trailers. 4) Needs lots of warning re: construction schedule in order to have trailer owners move their trailers off the right-of-way. 5) Storage compound is gated.	In the event that tree removal negatively impacts landowners, TMEP will work with landowners to resolve concerns in a manner that meets technical standards and protects the safety of workers and the public. Reasonable efforts will be made to minimize impacts to landowners. Public awareness campaigns will be undertaken to notify local communities when, where, and for how long construction and/or disturbances may take place.	Volume 4B – Project Design and Execution – Construction
	Access is a major concern during construction.	A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. Trans Mountain will then work with the landowners to reach jointly equitable solutions for the Project. Access will be discussed with the landowner following design and construction planning.	Volume 4B, Section 3.0 – Pipeline Construction
	Major concern is the spread of clubroot. Blow down and wash all vehicles and equipment.	Generally, the best available mitigation for the spread of clubroot is to clean equipment involved in topsoil handling so that topsoil is not carried from landowner to landowner and/or from county to county. As presented in the Clubroot Management Plan (Alberta Agriculture 2008), and the Canadian Association of Petroleum Producers, clubroot disease prevention involves a phased approach, with progressively more aggressive cleaning activities. There is an expectation from some regulators that when landowners request special mitigation on their land that they be conducting the same practices on their land with their own equipment or the equipment they hire.	Volume 6B, Section 7.0 – General Pipeline Construction Mitigation Measures Volume 6B, Section 8.0 – Pipeline-specific Construction Mitigation Measures
	Occupant concerns: The access road into this field is on an existing right-of-way. Running trucks and equipment across has not been a concern. Landowner would like to meet a Trans Mountain representative on-site to discuss what effect the new line will have on this access.	Arrangements will be made for landowner to meet Trans Mountain representative as requested. For those who may be directly affected by the proposed Project during construction, Trans Mountain will identify and address landowners' concerns and questions about the Project. The lands team will work with landowners to reach jointly equitable solutions. Access will be discussed with the landowner following design and construction planning.	N/A
	Occupant concerns are in regard to the passage of farm vehicles (combine, trucks, and tractors) over pipelines for the purpose of doing their normal business operations. Presently NEB regulations require crossings and hold farmers liable.	Trans Mountain is working with landowners to reduce the potential disturbance to agricultural lands and disruption of agricultural practices during construction. Representatives of Trans Mountain will address farming practices with landowners/tenants through the annual communication program.	Volume 4B – Project Design and Execution – Construction
	Landowner concerned about tree removal between her house and road, loss of complete backyard. Access across ditch.	Trans Mountain will work with the landowner to resolve concerns in a manner that meets technical standards and protects the safety of workers and the public. As Trans Mountain develops detailed design and engineering work, the ditches will be designed to protect sensitive areas and minimize impacts that are identified in the routing and design process. Reasonable efforts will be made to minimize impacts to the landowner. Following detailed design, impacts of the route will be assessed and communicated to the landowner.	Volume 4A – Project Design and Execution – Engineering
	Landowner has the following concerns: crop growth on right-of-way, tree removal, ditch compaction, fencing and cattle trampling newly seeded area on the right-of-way. Landowner advised they are mad at Trans Mountain and landowner has had run ins with Trans Mountain over brushing, spraying and depth of pipe. Past issues included: <ul style="list-style-type: none"> • Low cover on existing pipeline: Landowner received compensation for clay during this project and was happy (2007). • KMC cleaned up his manure from the corrals twice at no charge to the landowner. • Grass was not growing properly; the area is looking OK now (reseeded this grass both times). • KMC paid compensation for the landowners' manure pile over two years (2008-2010). • Bush program in 2011/2012: Landowner was unhappy and wants KMC to spray for bush control instead of using machines. 	Trans Mountain will meet landowner to discuss legacy issues. Vegetation management on the right-of-way is an integral part of Trans Mountain's comprehensive approach to pipeline safety. It allows Trans Mountain to protect the pipeline, ensure public safety, and provide access for maintenance, inspections, and emergency response. Vegetation management is a planned process which Trans Mountain conducts regularly and has done before in other areas along the pipeline route. In the event that tree removal negatively impacts landowners, Trans Mountain will work with landowners to resolve concerns in a manner that meets technical standards and protects the safety of workers and the public. Reasonable efforts will be made to minimize impacts to landowners. Additionally, an Agricultural Management Plan has been developed to particularly reduce effects on agriculture, which includes measures related to weed management, re-seeding, soil compaction, livestock access, drainage and irrigation lines, management of crop disruption, and crop and productivity loss.	Volume 5A – ESA – Biophysical
	Landowner does not want new line installed on the north side of existing pipeline. Would like bush preserved on the property.	Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the proposed Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. Trans Mountain will then work with the landowners to reach jointly equitable solutions for the proposed Project. Following detailed design, impacts of the route will be assessed and communicated to the landowners and/or occupants.	Volume 4B – Project Design and Execution – Construction Volume 5A – ESA – Biophysical

TABLE 1.4.1

ALBERTA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Environmental Concerns (continued)	Contact landowner 48 hours prior to entry to discuss vehicle access. No bush or trees are to be cut without prior permission from the landowners. Occupant has clubroot concerns. Condition of equipment and boots must follow requirements for survey entry. Notify occupant 72 hours prior to entry	Landowners will be notified when, where, and for how long construction and/or disturbances may take place in advance of any work being carried out. Reasonable efforts will be made to minimize impacts to landowner and no trees or bush will be cut without the expressed permission of the landowner. Appropriate designs and construction practices will be implemented to meet technical standards and protects the safety of workers and the public. Construction procedures will include mitigations for spread of invasive or noxious plants.	Volume 5A – ESA – Biophysical Volume 6B – Pipeline Environmental Protection Plan
	Landowner has clubroot concerns. Equipment and boots must be clean. Notify landowner 72 hours prior to entry.	Generally, the best available mitigation for the spread of clubroot is to clean equipment involved in topsoil handling so that topsoil is not carried from landowner to landowner and/or from county to county. As presented in the Clubroot Management Plan (Alberta Agriculture 2008), and the Canadian Association of Petroleum Producers, clubroot disease prevention involves a phased approach, with progressively more aggressive cleaning activities. There is an expectation from some regulators that when landowners request special mitigation on their land that they be conducting the same practices on their land with their own equipment or the equipment they hire. Construction procedures will include mitigations for spread of invasive or noxious plants.	Volume 5A – ESA – Biophysical
	The landowner advised that there is a wetland located on the west side of this quarter. They are concerned with the potential impact on the beaver that lives in the wetland.	As part of Trans Mountain's commitment to environmental protection, Trans Mountain will minimize potential adverse impacts to wetlands by expediting construction in and around wetlands, by restoring wetlands to their original configurations and contours, by segregating topsoil during excavation, by permanently stabilizing upland areas near wetlands as soon as possible after backfilling, by inspecting the right-of-way periodically during and after construction, and by repairing any erosion control or restoration features until permanent revegetation is successful. Trans Mountain will comply with the applicable permit conditions issued by federal, provincial and local permitting agencies to restore baseline wetland function. Trans Mountain is committed to environmental stewardship. Detailed Environmental Protection Plans (EPPs) will be developed for the Project. Following detailed design, impacts of the route will be assessed and communicated to the landowners. The EPP will specify mitigation options.	Volume 5A – ESA – Biophysical Volume 6B – Pipeline Environmental Protection Plan
	Landowner has concerns regarding plans they have about a future building site north of right-of-way and how this project may impact it. Land agent advised an accurate survey would be needed to determine the impact and it would be difficult to say at this point.	Trans Mountain works with landowners along its pipeline network to reach jointly equitable solutions. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the proposed Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. Following detailed design, impacts of the route and mitigation options will be assessed and communicated to the landowners and/or tenants.	Volume 5B – ESA – Socio-Economic
	Landowner had concerns regarding line slumping after construction. Landowner was informed that Trans Mountain will respond to any problems and is responsible for damages. Landowners will need plugs to access residence during construction and may need to relocate during construction. Also will need built up road surface over pipeline(s) for heavy equipment access; see "Existing Crossing Agreement".	Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctn/pplnrgltncond/pplnrgltncond_ndx-eng.html Pipeline Regulation in Canada: A Guide for Landowners and the Public. Landowner will be advised that damages will be addressed at an appropriate time.	Volume 5B – ESA – Socio-Economic
	Landowner wishes testing of wells, concerned about water backing up and flooding.	Trans Mountain will assess water quality and/or quantity changes to nearby groundwater which may result in adverse effects for other stakeholder or environmental receptors. Trans Mountain will review existing geological, hydrogeological and other information to determine potential hydrogeological conditions along the pipeline right-of-way and proposed facilities; GIS mapping and assessment strategies will be applied. Trans Mountain will develop site-specific hydrogeological investigation activities that may include field verified surveys, hydraulic response testing, monitoring requirements and water quality parameter surveys. Trans Mountain will follow-up with landowner to gather details of flooding concern.	Volume 5A – ESA – Biophysical Volume 5B – ESA – Socio-Economic
	Landowner has concerns about weeds and eventually would like to be informed of Trans Mountain's weed policy and how it compares to Yellowhead County weed policy.	Vegetation management is an integral part of Trans Mountain's comprehensive approach to pipeline safety. It allows Trans Mountain to protect the pipeline, ensure public safety, and provide access for maintenance, inspections, and emergency response. Vegetation management is a planned process which Trans Mountain conducts regularly and has done before in other areas along the pipeline route. Trans Mountain will advise the landowner of Trans Mountain's weed management policy and the Project's EPP.	Volume 5A – ESA – Biophysical

TABLE 1.4.1

ALBERTA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Environmental Concerns (continued)	Landowner requires adequate notice to move elk and prefers a summer construction. There will be 4 page-wire fence cuts. Landowner required prompt repair and was willing to do the work himself. The land is currently seeded to alfalfa mix. Landowner wants rocks picked prior to seeding. Landowner required all weed control to conform to county standards.	<p>The Fish and Wildlife Division of Alberta Environment and Sustainable Resource Development (ESRD) has developed restricted activity periods (RAPs) and setback distance guidelines to provide effective management for selected wildlife species within the Grassland and Parkland natural regions of Alberta. Clearing activities conducted in designated Caribou Zones will be completed by February 15 and where practical, no activities will be conducted during the March 1 to July 15 RAP. Trans Mountain will employ an "early in/early out" approach by initiating construction activities as early as possible in the winter and working expeditiously to limit late winter activities. Additionally, Trans Mountain will discuss the timing of their activity with ESRD and maintain contact with ESRD during the construction period to advise them of the construction progress and anticipated completion date within Key Wildlife Biodiversity Zones.</p> <p>Construction, routine maintenance, and operation activities will be scheduled outside the spring period for caribou (generally mid-March to mid-July), unless otherwise approved by ESRD.</p> <p>Trans Mountain would work with each landowner on this and could involve such things as replanting appropriate vegetation, landscaping and monitoring for weed invasion. However, Trans Mountain does not take responsibility for private landscaping needs unrelated to construction.</p>	<p>Volume 5A – ESA – Biophysical Volume 5B – ESA – Socio-Economic Volume 6B – Pipeline Environmental Protection Plan</p>
	May be a concern regarding drainage and lagoon. County must be present during operations once construction begins.	Trans Mountain to investigate drainage concern. Trans Mountain will assess water quality and/or quantity changes to nearby groundwater which may result in adverse effects for other stakeholder or environmental receptors. Trans Mountain will review existing geological, hydrogeological and other information to determine potential hydrogeological conditions along the pipeline right-of-way and proposed facilities; GIS mapping and assessment strategies will be applied. Trans Mountain will develop site-specific hydrogeological investigation activities that may include field verified surveys, hydraulic response testing, monitoring requirements and water quality parameter surveys.	Volume 5A – ESA – Biophysical
	Wet area. May need wetland specialist.	<p>As part of Trans Mountain's commitment to environmental protection, Trans Mountain will minimize potential adverse impacts to wetlands by expediting construction in and around wetlands, by restoring wetlands to their original configurations and contours, by segregating topsoil during excavation, by permanently stabilizing upland areas near wetlands as soon as possible after backfilling, by inspecting the right-of-way periodically during and after construction, and by repairing any erosion control or restoration features until permanent revegetation is successful. Trans Mountain will comply with the applicable permit conditions issued by federal, provincial and local permitting agencies to restore baseline wetland function.</p> <p>Trans Mountain is committed to environmental stewardship. Detailed EPPs will be developed for the Project.</p>	<p>Volume 5A – ESA – Biophysical Volume 6B – Pipeline Environmental Protection Plan</p>
	Landowner inquired about possible boring of lots in subdivision. Landowner may have cattle present during construction. May need to fence the right-of-way and/or move cattle or supply feed. Weeds are a big concern. County is very particular about weed prevention.	<p>Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. Trans Mountain will address landowners' concerns and questions about the Project. The lands team will then work with the landowners to reach jointly equitable solutions for the proposed Project.</p> <p>An Agricultural Management Plan has been developed particularly to reduce effects on agricultural land, which includes measures related to weed management, re-seeding, soil compaction, livestock access, drainage and irrigation lines, management of crop disruption, and crop and productivity loss.</p> <p>Option to bore will be considered and the landowner advised. Handling of cattle will be planned with the landowner prior to construction.</p>	<p>Volume 5A – ESA – Biophysical Volume 6B – Pipeline Environmental Protection Plan</p>
	Landowner doesn't want to see another access cut through bush as ATCO has brushed one already. Landowner will grant construction access for a fee.	Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctn/pplnrgltncond/pplnrgltncond_ndx-eng.html > Pipeline Regulation in Canada: A Guide for Landowners and the Public.	Volume 6B – Pipeline Environmental Protection Plan
	Landowner had no issues with the route surveys on the land, but does have an issue if the lien will affect the town's water pump and reservoir.	Potential impacts will be assessed and mitigated as required.	<p>Volume 5B – ESA – Socio-Economic Volume 6B – Pipeline Environmental Protection Plan</p>

TABLE 1.4.1

ALBERTA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Environmental Concerns (continued)	Landowner is opposed to any increase in right-of-way width. Owner has concerns with ability to restore right-of-way to original condition. Lots landscaped and seeded.	<p>One of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical. The landowners concern with respect to potentially increased right-of-way width will be considered.</p> <p>Trans Mountain is committed to best practices in reclamation, always striving for opportunities leading to advancement. As with all of its construction projects, Trans Mountain will reclaim any areas that are affected by the Project. Trans Mountain is committed to reclamation of the pipeline right-of-way and surrounding areas following construction. Following construction, Trans Mountain aims to return the right-of-way to preconstruction conditions, to the extent possible. This could include adding new footpaths, developing new habitats, improving water crossings or bettering migration corridors. Reclamation efforts could include the planting of native plant and grass species, riparian and wetland areas, wildlife habitats and any other areas disturbed during construction. Post-construction monitoring and ongoing right-of-way maintenance will continue following construction.</p> <p>As an example of Trans Mountain's commitment to environmental protection and restoration, several major restoration activities were undertaken on the award winning Anchor Loop Project to ensure a positive project legacy in both Jasper National Park and Mount Robson Provincial Park. In 2010, KMC received a prestigious Emerald Award from the Alberta Emerald Foundation. Each year, Emerald Awards "recognize and reward the excellent environmental initiatives undertaken each year by large and small corporations, individuals, not-for-profit associations, community groups and governments.</p>	Volume 4B – Project Design and Execution - Construction Volume 5A – ESA – Biophysical Volume 6B – Pipeline Environmental Protection Plan
	<p>Landowner is very concerned about existing large trees on south side of right-of-way. If cut, they will expose the sight line to the roadway. If cutting is required, the landowner would like trees replanted of sufficient height to block the view from road.</p> <p>Landowner voiced general reclamation concerns. Landowner has water quality concerns if water backs up into well, he would like testing.</p>	<p>In the event that tree removal negatively impacts the landowner, Trans Mountain will work with landowners to resolve concerns in a manner that meets technical standards and protects the safety of workers and the public. Reasonable efforts will be made to minimize impacts to landowners.</p> <p>Trans Mountain is committed to best practices in reclamation, always striving for opportunities leading to advancement. As with all of its construction projects, Trans Mountain will reclaim any areas that are affected by the proposed Project. Trans Mountain is committed to full reclamation of the pipeline right-of-way and surrounding areas following construction. Following construction, Trans Mountain aims to return the right-of-way to preconstruction conditions, to the extent possible. This could include adding new footpaths, developing new habitats, improving water crossings, or bettering migration corridors. Reclamation efforts could include the planting of native plant and grass species, riparian and wetland areas, wildlife habitats, and any other areas disturbed during construction. Post-construction monitoring and ongoing right-of-way maintenance will continue following construction.</p> <p>As an example of Trans Mountain's commitment to environmental protection and restoration, several major restoration activities were undertaken on the award winning Anchor Loop Project to ensure a positive project legacy in both Jasper National Park and Mount Robson Provincial Park. In 2010, KMC received a prestigious Emerald Award from the Alberta Emerald Foundation. Each year, Emerald Awards "recognize and reward the excellent environmental initiatives undertaken each year by large and small corporations, individuals, not-for-profit associations, community groups and governments".</p> <p>Trans Mountain will assess water quality and/or quantity changes to nearby groundwater which may result in adverse effects for other stakeholder or environmental receptors. Trans Mountain will review existing geological, hydrogeological and other information to determine potential hydrogeological conditions along the pipeline right-of-way and proposed facilities; GIS mapping and assessment strategies will be applied. Trans Mountain will develop site-specific hydrogeological investigation activities that may include field verified surveys, hydraulic response testing, monitoring requirements and water quality parameter surveys.</p>	Volume 5A – ESA – Biophysical Volume 5B – ESA – Socio-Economic Volume 6B – Pipeline Environmental Protection Plan

TABLE 1.4.1

ALBERTA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Environmental Concerns (continued)	Landowner doesn't mind if poplar trees are cut but would like spruce to be left if possible. Landowner claims there is a fox den on the property. Residence is close to the pipeline and the landowner is concerned about noise. Landowner would like reclamation work [to leave the surface] smoother than original line (very rough and higher than surrounding area).	Through the development of thousands of kilometres of pipelines, there have been a number of mitigation strategies developed that can be employed to minimize impacts to wildlife and wildlife habitat. These can range from avoiding important wildlife periods through the timing of construction to conducting detailed surveys immediately prior to construction. Ambient sound surveys representative of sound levels at noise receptors and existing facilities will be conducted and all noise level results will be compared to Alberta Energy Resource Conservation Board's Directive 038 Noise Control and the BC Oil and Gas Commission's Noise Control Best Practices Guideline. Standard mitigation plus noise-specific mitigation measures will be implemented along with compliance with local noise by-laws. Trans Mountain is committed to best practices in reclamation, always striving for opportunities leading to advancement. As with all of its construction projects, Trans Mountain will reclaim any areas that are affected by the proposed Project. Trans Mountain is committed to full reclamation of the pipeline right-of-way and surrounding areas following construction. Following construction, Trans Mountain aims to return the right-of-way to preconstruction conditions, to the extent possible. This could include adding new footpaths, developing new habitats, improving water crossings, or bettering migration corridors. Reclamation efforts could include the planting of native plant and grass species, riparian and wetland areas, wildlife habitats and any other areas disturbed during construction. Post-construction monitoring and ongoing right-of-way maintenance will continue following construction.	Volume 5A – ESA – Biophysical Volume 5B – ESA – Socio-Economic Volume 6B – Pipeline Environmental Protection Plan
	Landowner has a horse on the property. May need alternate feed for missing grass over the pipeline (small acreage). Concerned about flooding water well from construction.	Trans Mountain will contact landowner to gather details of flooding concern. Following detailed design, impacts of the route will be assessed and communicated to the landowners.	Volume 5A – ESA – Biophysical Volume 5B – ESA – Socio-Economic Volume 6B – Pipeline Environmental Protection Plan
	The TMPL right-of-way is within 50 m or less from the house. There are many mature trees on and alongside the TMX and gas line rights-of-way and the landowner has great concern of the possibility of losing this buffer. This treed area will be in very close proximity to the road bore.	In some cases, trees can be a source of natural sound that masks man-made noises and provide a visual buffer to the right-of-way. Trans Mountain will endeavour to mitigate impacts to landowners. If tree removal is unavoidable, discussions with the landowner may lead to agreement of some form of reclamation or compensation.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	A corridor has been left for right-of-way and the remaining area has been or will be subdivided for residential lots. Town representatives have concerns about vandals and children playing in equipment after hours.	From the commencement of the staking to the final clean-up, a particular parcel of land could be disrupted for one to two months. This timing is affected by many variables; however, reasonable efforts are made to minimize impact to landowners. In areas where there may be a concern regarding the safety of the public, restricted areas are established. Trans Mountain will have a construction site safety and security plan in place and it will be communicated to the Town representatives and adjacent residents. Noise, dust and other disturbances are mitigated to avoid the impact on people near the construction.	Volume 4B – Project Design and Execution - Construction
	All town areas have close residential properties. Noise and safety is a concern, as well as children playing on equipment and in right-of-way.	From the commencement of the staking to the final clean-up, a particular parcel of land could be disrupted for one to two months. This timing is affected by many variables; however, reasonable efforts are made to minimize impact to landowners. In areas where there may be a concern regarding the safety of the public, restricted areas are established. Trans Mountain will have a construction site safety and security plan in place and it will be communicated to the Town representatives and adjacent residents. Noise, dust and other disturbances are mitigated to avoid the impact on people near the construction.	Volume 4B – Project Design and Execution - Construction
	Landowners are concerned that the disturbance during construction could lead to silt in their water well and lower water quality as their well does not have a metal liner of any kind. The well is located close to the residence and not far from the existing pipeline.	Trans Mountain will assess water quality and/or quantity changes to nearby groundwater which may result in adverse effects for other stakeholder or environmental receptors. Trans Mountain will review existing geological, hydrogeological and other information to determine potential hydrogeological conditions along the pipeline right-of-way and proposed facilities; GIS mapping and assessment strategies will be applied. Trans Mountain will develop site-specific hydrogeological investigation activities that may include field verified surveys, hydraulic response testing, monitoring requirements and water quality parameter surveys.	Volume 5A – ESA – Biophysical Volume 6B – Pipeline Environmental Protection Plan

TABLE 1.4.1

ALBERTA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Environmental Concerns (continued)	<p>Contact landowners 24 hours prior to survey; foot access only. Landowners would like a copy of the survey report. Landowners were also concerned with safety in the event of a spill or any other incident as there is only one way in and out of their property. They would like a copy of the Emergency Response Plan (ERP) for the pump station.</p> <p>Landowners' property is by a pump station and they wanted to know if there would be an increase in noise, lights and if they would be able to see the pump station once it is expanded.</p>	<p>Trans Mountain works with landowners along its pipeline network and will provide notification to the landowner prior to access or the commencement of any work.</p> <p>Trans Mountain has in place a comprehensive emergency preparedness and response program in accordance with the KMC EHS Policy and Section 32 of the NEB Onshore Pipeline Regulations.</p> <p>In the event of a release, and in addition to prevention measures, steps would be taken to minimize the consequence of a release by quickly shutting down and isolating the damaged section of the pipeline or facility. Trans Mountain has developed comprehensive emergency response procedures that control centre and local operators must follow. These procedures, together with aerial and ground patrols, calls from the public to Trans Mountain's toll-free emergency number, and continuous Supervisory Control and Data Acquisition monitoring and leak detection systems combine to form the first line of defense in reducing the consequences of a spill. In addition to this, all Trans Mountain pump stations and terminals have automated leak detection and containment systems that are monitored continuously in the Control Centre. In the event of a facility leak, automatic emergency shutdown protection will immediately isolate the facility and trigger a call out of local personnel to investigate further.</p> <p>Trans Mountain works closely with local police and fire departments, government agencies, regulators and Aboriginal communities in developing and maintaining comprehensive plans to ensure preparedness for any type of potential emergency. ERPs are constantly being updated to keep them current. If an incident were to occur, Trans Mountain can act quickly to protect employees and the public as well as mitigate any harm to the environment or property.</p> <p>In the event the potential exists for hydrocarbon vapours to reach unsafe concentrations in the community, the local police force will be advised to initiate evacuation. Teams prepare for these worst-case scenarios on a regular basis using the Trans Mountain ERP and the Incident Command System. The landowner concerns regarding conditions at the pump station, the route and impact to their land will be taken into consideration during detailed design activities. Any changes or impacts will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.</p>	<p>Volume 4B – Project Design and Execution - Construction</p> <p>Volume 4C, Section 10.0 – Emergency Preparedness and Response</p> <p>Volume 5B – ESA – Socio-Economic</p>
Land Value	<p>Landowner advised that [they] do not want to meet because the property is for sale. At the time of writing, the property had not been sold.</p> <p>Landowners did not want to sign the survey form at that time as this property was for sale.</p> <p>Landowner is concerned about land value depreciation.</p>	<p>Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinion as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtptn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html> Pipeline Regulation in Canada: A Guide for Landowners and the Public.</p> <p>Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtptn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html> Pipeline Regulation in Canada: A Guide for Landowners and the Public.</p> <p>Trans Mountain appreciates that land devaluation is a concern and Trans Mountain has been investigating potential impacts upon properties for sale – both with easements and without easements. To date, Trans Mountain's investigations have not shown a measurable effect; however, Trans Mountain will continue to monitor this situation.</p> <p>Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtptn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html> Pipeline Regulation in Canada: A Guide for Landowners and the Public.</p>	<p>Volume 2, Section 5.0 – Land Relations, Rights and Acquisition</p> <p>Volume 2, Section 5.0 – Land Relations, Rights and Acquisition</p> <p>Volume 2, Section 5.0 – Land Relations, Rights and Acquisition</p>

TABLE 1.4.1

ALBERTA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Legacy	Land agent spoke with the landowner in regards to their concerns. They are VERY upset with Trans Mountain (Kinder Morgan). Apparently, even though the land agent specified on the conditions of the consent form NOT to leave any wooden stakes or wire or plastic flag pins, the landowner advised the land agent that they found numerous wire flag pins on their property last fall and again this spring specifically marked Trans Mountain (Kinder Morgan). They stated that they removed what they found, but if they missed any, they would end up in the feed for their cattle causing considerable damage and discomfort to their cattle. They don't feel that they can trust anything Trans Mountain says now because this has happened on several occasions. They advised that until Trans Mountain can give them a written promise from their president that they no longer use wire pins, they will refuse entry to their leased property.	Reasonable efforts are made to minimize impact to landowners. Project activities will employ well-trained, safety-conscious work crews in all areas of Project activities. Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html > Pipeline Regulation in Canada: A Guide for Landowners and the Public. Trans Mountain will meet with the landowners to address the concerns the landowners raised and will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Occupant advised they are not happy as there were metal pin flags left in their field from the last time Kinder Morgan was working on their property. The occupant further advised they would like to be compensated for their time. They also requested to be compensated for every pin flag and wooden stake left in their field. Land agent had asked if surveyors could have access on the right-of-way only; the occupant's answer was no.	Reasonable efforts are made to minimize impact to landowners. Project activities will employ well-trained, safety-conscious work crews in all areas of Project activities. Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html > Pipeline Regulation in Canada: A Guide for Landowners and the Public. Trans Mountain will meet with the landowner and occupant to address the outstanding concerns with historic work on the property including any potential compensation for any damage or inconvenience that past activity may have caused.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowner advised the land agent they have had nothing but trouble with Kinder Morgan/Trans Mountain. They will not see agent or sign anything until all their concerns have been dealt with. They have a long history of dealing with Trans Mountain and are not happy. They explained the following: Vaults on property; access to vaults during construction-trespassing, no agreement; weeds around compound should not be their job to control; posts put in around compound do not allow them to get close with sprayer; compound fence is square and major inconvenience to seed and harvest crop – doesn't get compensation for this; lack of notification anytime someone enters property; it took 1 month to do vault work and no compensation; camping - crews set up camp on right-of-way on their property and cut trees down without notice and didn't cut to fireplace length less than 20", some 24", 26", 4', 6' etc.; occupant advised landowner Trans Mountain took his fence; landowner advised everything from now on will be in writing; they will not meet with agent, they will only meet with a Kinder Morgan/Trans Mountain representative with the authority to address all their concerns; wants annual compensation; upset their grandparents signed right-of-way documents. They don't feel with the grandparents' limited English they fully understood what they were signing and what it meant; second vault that went in is oversized and they didn't get compensated; working around compound because of square fencing and working their tractor harder they blew a clutch; another company pays annual compensation and inconvenience; they want payment for crop loss, spraying of weeds, and extra work seeding and harvesting; They advised they have dealt with Trans Mountain.	As a long-time industry and community member, Trans Mountain is committed to working with residents, regulatory authorities and other stakeholders on community, cultural and environmental initiatives. Reasonable efforts are made to minimize impact to landowners. Project activities will employ well-trained, safety-conscious work crews in all areas of Project activities. Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html > Pipeline Regulation in Canada: A Guide for Landowners and the Public. Trans Mountain will meet with the landowner to address the outstanding concerns with historic work on the property including any potential compensation for any damage or inconvenience that past activity may have caused.	Volume 5A – ESA – Biophysical Volume 6B, Section 7.0 – General Pipeline Construction Mitigation Measures

TABLE 1.4.1

ALBERTA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Legacy (continued)	Landowner advised they are not willing to meet with anyone until Trans Mountain completes and settles their brushing program and related issues. Land agent attempted to call the landowner numerous times, but the landowner would not return his calls.	<p>Reasonable efforts are made to minimize impact to landowners. Trans Mountain contacts all landowners along the proposed route via phone calls, letters, electronic mail and face-to-face visits. Trans Mountain will continue trying to meet with the landowner and endeavour to understand and resolve any potential landowner concerns in the event that a landowner refuses to speak with a land agent or Trans Mountain representative.</p> <p>Timber and brush disposal options will be subject to agreements with landowners and appropriate government authorities. Where present in non-forested areas, topsoil or stripping will be salvaged to ensure that soil productivity is maintained. The width and depth of topsoil or stripping salvage will depend on the land use, soil conditions, microtopography, regulatory agency requests and grading requirements. Any salvaged topsoil or stripping will be segregated and stockpiled along the construction right-of-way and at facility sites in low-profile berms or in piles adjacent to the site perimeter. Equipment used during topsoil or stripping handling activities will include bulldozers, graders, and backhoes.</p> <p>In forested areas where erosion is not expected, natural revegetation or seeding using a native seed mix will be the preferred methods of reclamation. In agricultural areas, an appropriate seed mix will be planted in consultation with the landowner and regulatory authority. Restoration activities and monitoring activities typically extend for a number of years following construction to ensure areas disturbed during construction are satisfactorily restored.</p> <p>Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctn/pplnrgltnrnd/pplnrgltnrnd_ndx-eng.html> Pipeline Regulation in Canada: A Guide for Landowners and the Public.</p>	<p>Volume 2, Section 5.0 – Land Relations, Rights and Acquisition</p> <p>Volume 6B, Section 7.0 – General Pipeline Construction Mitigation Measures</p>
	Landowners advised land agent that they were having ongoing gravel issues with Trans Mountain and they would like them addressed prior to any new construction.	<p>Reasonable efforts are made to minimize impact to landowners. Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctn/pplnrgltnrnd/pplnrgltnrnd_ndx-eng.html> Pipeline Regulation in Canada: A Guide for Landowners and the Public.</p> <p>Trans Mountain will meet with the landowners to address the outstanding concerns.</p>	<p>Volume 2, Section 5.0 – Land Relations, Rights and Acquisition</p> <p>Volume 6B, Section 7.0 – General Pipeline Construction Mitigation Measures</p>
	Landowner mentioned that they do not like Kinder Morgan as they have had bad experiences in the past. They said there have been times when gates were left open and they feel this shouldn't happen as they have horses on the property that could escape. Landowner also had a concern with the weeds as they feel the use of herbicides is affecting the wildlife on their land. Landowner would prefer that Kinder Morgan bring in goats for weed control as it has been done in the past and Landowner believes it was more effective than using herbicides.	<p>Reasonable efforts are made to minimize impact to landowners. Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctn/pplnrgltnrnd/pplnrgltnrnd_ndx-eng.html> Pipeline Regulation in Canada: A Guide for Landowners and the Public.</p> <p>Trans Mountain will meet with the landowner to address the outstanding concerns with historic work on their property. Trans Mountain will work with the landowner to clearly establish expectations for access to the landowner's land.</p> <p>Trans Mountain takes responsibility for returning any lands disrupted during construction to the same, or better condition than existed before construction (within the confines of safe right-of-way management). Trans Mountain will work with the landowner to address his concerns about the use of herbicides and weed control; however, Trans Mountain does not take responsibility for private landscaping needs unrelated to construction. Weed control will comply with local standards, KMC's policy and the Project's EPP.</p>	<p>Volume 5A – ESA – Biophysical</p> <p>Volume 6B, Section 7.0 – General Pipeline Construction Mitigation Measures</p>
	Landowner's main concern was the shallow depth of the existing pipeline and in a couple of areas on their property the pipeline was exposed.	Trans Mountain will investigate shallow depth of cover on landowner's property and, if necessary, remediate in collaboration with the landowner.	<p>Volume 4C – Project Design and Execution - Operations and Maintenance</p> <p>Volume 6B, Section 7.0 – General Pipeline Construction Mitigation Measures</p>

TABLE 1.4.1

ALBERTA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Legacy (continued)	Land agent met with contact for occupant regarding gate key and access. Discussed 3,500 acre operation of cattle, elk and bison, past pipeline project and the exposed Kinder Morgan pipe near the creek.	Road levelling, landscaping and other changes to ground conditions after a pipeline has been installed (often decades before) can result in the depth of the ground cover changing over time. Trans Mountain will investigate the current conditions of the pipeline exposure and additionally as required following Trans Mountain's Integrity Management Program. Remediation and/or mitigation plans will be implemented as required.	Volume 4C – Project Design and Execution - Operations and Maintenance Volume 6B, Section 7.0 – General Pipeline Construction Mitigation Measures
	Landowner mentioned that Kinder Morgan had left ruts on their road while using a bobcat as part of their brushing program and that they didn't see why Trans Mountain couldn't have fixed them prior to leaving. Landowner also said that the depth of the pipeline in some areas is approximately 29 inches.	Trans Mountain will meet with the landowner to address the outstanding concerns with historic work on their property. Concerns with depth of cover will be addressed with the landowner.	Volume 6B, Section 7.0 – General Pipeline Construction Mitigation Measures
	Landowner mentioned that they would like an ambient sound survey conducted near their residence as the pump station to the west has been making quite a bit of noise and they would like to know if the noise is within the regulations.	Ambient sound survey representative of sound levels at noise receptors and existing facilities will be conducted, and all noise level results will be compared to Alberta Energy Resource Conservation Board's Directive 038 Noise Control and the BC Oil and Gas Commission's Noise Control Best Practices Guideline. If required, standard mitigation plus noise-specific mitigation measures will be implemented along with compliance with local noise by-laws.	Volume 5A – ESA – Biophysical
	Landowner mentioned that the pump station on the south side of their property is very loud and would like to know if Kinder Morgan could do something to take care of the excessive noise being produced at this pump station. Landowner would like a noise quality survey conducted to ensure the sound levels are within the regulations.	Ambient sound survey representative of sound levels at noise receptors and existing facilities will be conducted, and all noise level results will be compared to Alberta Energy Resource Conservation Board's Directive 038 Noise Control and the BC Oil and Gas Commission's Noise Control Best Practices Guideline. If required, standard mitigation plus noise-specific mitigation measures will be implemented along with compliance with local noise by-laws.	Volume 5A – ESA – Biophysical
	Landowner mentioned that the right-of-way has started to grow over and that Kinder Morgan said they would be clearing it but it hasn't been done yet. Landowner was wondering if Kinder Morgan was still planning on doing this work on the right-of-way.	Vegetation management on the right-of-way is an integral part of Trans Mountain's comprehensive approach to pipeline safety. It allows Trans Mountain to protect the pipeline, ensure public safety, and provide access for maintenance, inspections and emergency response. Trans Mountain will investigate the right-of-way conditions. Plans for vegetation clearing on the right-of-way will be communicated to the landowner.	Volume 5A – ESA – Biophysical Volume 6B, Section 7.0 – General Pipeline Construction Mitigation Measures
	Landowner mentioned that there is a low spot within the right-of-way and would like Trans Mountain to level it off.	Trans Mountain will investigate the conditions and communicate a response to the landowner.	Volume 5A – ESA – Biophysical Volume 6B, Section 7.0 – General Pipeline Construction Mitigation Measures
	Occupant informed land agent that there were some people that entered onto the land, smashed a car and left it sitting within the Trans Mountain right-of-way. They would like it removed as it has been sitting there since last summer.	Trans Mountain will investigate the conditions and communicate a response to the occupant.	Volume 4B – Project Design and Execution – Construction
	Landowner mentioned that there is a hole in their field that wasn't filled in from the last time Kinder Morgan was working on their land. They also mentioned that when Kinder Morgan was repairing the line they were told that the area around the pipe would be filled in and levelled out as it had sunk in. This work has not been completed.	Trans Mountain will investigate the conditions and communicate a response to the landowner.	Volume 5A – ESA – Biophysical Volume 6B, Section 7.0 – General Pipeline Construction Mitigation Measures
	Occupant mentioned that they weren't compensated when the original Trans Mountain line was installed on this land that was owned by the family.	Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the expansion. Trans Mountain works with landowners along its pipeline network to reach jointly equitable solutions for the Project. A key objective is to treat each landowner fairly and equitably. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that the company will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtptn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html > Pipeline Regulation in Canada: A Guide for Landowners and the Public. Trans Mountain will look into what compensation was provided with the original pipeline and work with the landowner to address their concerns. Any compensation for the Project will be addressed at a later date and will be addressed per the compensation framework that Trans Mountain has established for the Project.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition

TABLE 1.4.1

ALBERTA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Legacy (continued)	Lawyer for landowner said landowner has issues that go back to the original pipeline construction with Trans Mountain. Trans Mountain purchased extra land for housing on this quarter and when the houses were removed, the family asked to buy the land back. Trans Mountain refused to re-sell to them and later sold it to a company for a facility. Landowner said it gets worse with traffic and dust as time goes on and has greatly de-valued the property. They now want nothing to do with another pipeline. They want to be compensated for loss of value.	<p>Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the expansion. Trans Mountain works with landowners along its pipeline network to reach jointly equitable solutions for the Project. A key objective is to treat each landowner fairly and equitably.</p> <p>In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that the company will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html> Pipeline Regulation in Canada: A Guide for Landowners and the Public.</p> <p>Trans Mountain will look into what compensation was provided with the original pipeline and work with the landowner to address their concerns.</p> <p>Any compensation for the Project will be addressed at a later date and will be addressed per the compensation framework that Trans Mountain has established for the Project.</p>	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	<p>Landowners had the following concerns from previous dealings:</p> <ol style="list-style-type: none"> 1. Coverage at the road crossing wasn't sufficient and the landowners had to pay for it themselves. 2. Rocks were not buried or removed. 3. Topsoil was not put back after maintenance dig. Landowners wanted Trans Mountain to reseed the affected area. Trans Mountain dropped off bag of seed for landowner to do themselves. 	<p>Trans Mountain works with landowners along its pipeline network to reach jointly equitable solutions for the Project. A key objective is to treat each landowner fairly and equitably. Trans Mountain will work with the landowners to address any historic concerns including applicable forms of remediation or form of compensation.</p>	Volume 6B, Section 7.0 – General Pipeline Construction Mitigation Measures
Miscellaneous	Land agent is unable to make any contact with the landowner. Treating as a refusal at this time.	<p>Trans Mountain contacts all landowners along the proposed route via phone calls, letters, electronic mail and face-to-face visits. In the event that a landowner refuses to speak with a land agent or Trans Mountain representative, Trans Mountain will continue trying to meet with the landowner and endeavour to understand and resolve any potential landowner concerns.</p>	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Land agent has phoned and left several messages for the landowner. Project information package was sent out on April 17, 2013. Land agent has not received a response from the landowner to date. Treat as a refusal at this time.	<p>Trans Mountain contacts all landowners along the proposed route via phone calls, letters, electronic mail and face-to-face visits. In the event that a landowner refuses to speak with a land agent or Trans Mountain representative, Trans Mountain will continue trying to meet with the landowner and endeavour to understand and resolve any potential landowner concerns. Further communication attempts will be deferred until route determination and design is completed.</p>	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Land agent has been unable to locate landowner. Processed as a refusal at this time.	<p>Trans Mountain contacts all landowners along the proposed route via phone calls, letters, electronic mail and face-to-face visits. In the event that a landowner refuses to speak with a land agent or Trans Mountain representative, Trans Mountain will continue trying to locate the landowner.</p>	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Land agent drove to address listed on title on April 4, 2013. There is no building located at this address. April 8, 2013 - land administrator sent out the Project information package via registered mail. Landowner was to contact the land agent upon receipt. Package was returned as unclaimed. April 19, 2013 - land agent called, no answer or voicemail. June 19, 2013 - land agent called, no answer.	<p>Trans Mountain contacts all landowners along the proposed route via phone calls, letters, electronic mail and face-to-face visits. In the event that a landowner's record of information is incorrect, Trans Mountain will continue efforts to locate the landowner.</p>	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Treat as a refusal at this time as the landowner could not be located.	<p>Trans Mountain contacts all landowners along the proposed route via phone calls, letters, electronic mail and face-to-face visits. In the event that a landowner refuses to speak with a land agent or Trans Mountain representative, Trans Mountain will continue trying to contact the landowner.</p>	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	No response received from landowner. Treat as a refusal at this time.	<p>Trans Mountain contacts all landowners along the proposed route via phone calls, letters, electronic mail and face-to-face visits. In the event that a landowner refuses to speak with a land agent or Trans Mountain representative, Trans Mountain will continue trying to contact the landowner.</p>	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowner has severe dementia. Land agent spoke with family and they advised that the family is attempting to pursue legal measures for their care. Family felt that at this time they do not have the authority to grant consent.	<p>Trans Mountain will continue trying to meet with the landowner's family or agent granted power of attorney for notification and survey consent.</p>	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowner does not feel it is necessary to access their property at this time. Contact the landowner if access to his property is necessary.	<p>Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again pursue consent from the landowner.</p>	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowner advised that they do not want Trans Mountain conducting any surveys on their property at this time.	<p>Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will endeavour to understand and resolve any potential landowner concerns.</p>	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition

TABLE 1.4.1

ALBERTA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Opposed to Project	<p>Land agent called landowner. There was no answer and the call went to fax. August 29, 2012 - sent information package out via registered mail. September 11, 2012 - land agent dropped by landowner's house and they were home. Land agent asked if they received registered mail containing Trans Mountain information. They advised that it is at the post office and they refuse to pick it up. Land agent explained proposal. Landowner put their shoes on and walked agent to pipeline. Alignment goes through coral, across lawn close to front of house, across driveway, through more lawn and landscaped trees and through some large trees. They advised there is no way Trans Mountain is coming through and destroying 10 years of hard work. Land agent explained that part of the survey was to determine what they were up against and [that Trans Mountain] may decide to go around each subdivision or they may decide to stay within the existing right-of-way. Landowner advised they know construction crews and they don't care about landowner's yard and will destroy everything. They have horses in a coral at the east end of [their] property. Land agent advised during construction if [they] have to board them out, all costs would probably be picked up by Trans Mountain. [Landowner] advised there was no way [they were] going to move [their] horses and commute to see them. [They] will not allow surveys on [their] property. [They] will lock the gates. Landowner threatened to buy a gun and start shooting. Land agent advised [the landowner] that Trans Mountain has an existing right-of-way and may go to court to gain access. Landowner advised they will not be going to court. As far as [they are] concerned, they are not coming through. They may want to sell the house and with the yard a mess they will lose money or won't even be able to see [money], not that they have plans on selling. [Landowner was] extremely upset.</p>	<p>Trans Mountain will reassess the need to enter the lands at this time for survey. If required, Trans Mountain will endeavour to understand and resolve any potential landowner concerns. If not required, Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.</p> <p>Although one of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical, the landowner's concerns will be considered.</p>	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowner adamantly refused consent of any type. Landowner advised that [they do] not want anything to do with any pipeline company.	Trans Mountain contacts all landowners along the proposed route via phone calls, letters, electronic mail and face-to-face visits. In the event that a landowner refuses to speak with a land agent or Trans Mountain representative, Trans Mountain will continue trying to meet with the landowner and endeavour to understand and resolve any potential landowner concerns.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowner advised that they are not in favor of the Project. They further advised that they think pipelines are not safe due to all of the line breaks.	Trans Mountain will provide the landowner specific communications addressing pipeline safety and activities for the prevention of line breaks. Trans Mountain will continue trying to meet with the landowner and endeavour to understand and resolve any potential landowner concerns.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowner's representative advised that none of them are in favor of the Project. They further advised that they think pipelines are not safe due to all of the line breaks. Landowner would not confirm [other owner's] contact information. Trans Mountain has been unable to locate other owner at this time for survey consent.	<p>Trans Mountain will provide the landowner specific communications addressing pipeline safety and activities for the prevention of line breaks.</p> <p>Trans Mountain will continue trying to meet with the landowner and endeavour to understand and resolve any potential landowner concerns. Trans Mountain will further investigate other landowner's contact information for notification or acquiring survey consent.</p>	<p>Volume 2, Section 5.0 – Land Relations, Rights and Acquisition</p> <p>Volume 4C – Project Design and Execution – Operations and Maintenance</p> <p>Volume 6A – Environmental Compliance</p> <p>Volume 6B – Pipeline Environmental Protection Plan</p> <p>Volume 7 – Risk Assessment and Management of Pipeline and Facility Spills</p>
	Landowner is very upset with Trans Mountain regarding the proposal to install a second line in the existing right-of-way. They claimed they did not trust oil companies or land agents. They further advised that they will not be accepting any more calls or mail in regards to the Project until they have been given the go ahead from their lawyer. They refuse consent at this time and will call if they change their mind.	Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again pursue consent from the landowner. Otherwise, Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Land agent spoke with landowner to follow up on survey consent. When asked if the landowner would grant consent to survey they replied, "No." When the land agent asked if they would provide any reasons or concerns for the refusal landowner replied, "One pipe is enough" and hung up.	Trans Mountain will continue trying to meet with the landowner and endeavour to understand and resolve any potential landowner concerns. Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again pursue consent from the landowner. Otherwise, Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition

TABLE 1.4.1

ALBERTA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Opposed to Project (continued)	Landowner doesn't anticipate anything other than a negative outcome by allowing Trans Mountain access to this property. Landowner refused survey consent.	Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again pursue consent from the landowner. Otherwise, Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowners do not believe that a second pipe is necessary.	Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again pursue consent from the landowner. Otherwise, Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowner is strongly opposed to the pipeline as they feel it will make the sale of their property very difficult and greatly decrease the value. They had an appraiser tell them that the addition of another pipeline on their land would decrease the land value. They also mentioned that they weren't pleased with the amount of weeds growing on their land and that they shouldn't be the one to take care of them. They wanted to install some fence posts and were told by Kinder Morgan that they couldn't install any within 100 feet of either side of the right-of-way without consent from Kinder Morgan. Land agent informed landowner that Kinder Morgan has a weed program in place and that they could request someone to come out and spray the weeds. Landowner advised that it was too late at this point in the season. Landowner also mentioned that the depth of the pipeline is very shallow and they said that if they were to use a deep plow then they would probably hit the line.	<p>Trans Mountain appreciates that land devaluation is a concern and Trans Mountain has been investigating potential impacts upon properties for sale – both with easements and without easements. To date, Trans Mountain's investigations have not shown a measurable effect; however, Trans Mountain will continue to monitor this situation.</p> <p>Trans Mountain takes responsibility for returning any lands disrupted during construction to the same, or better condition than existed before construction (within the confines of safe right-of-way management). Trans Mountain will work with the landowner to address his concerns about the use of herbicides and weed control; however, Trans Mountain does not take responsibility for private landscaping needs unrelated to construction.</p> <p>Road levelling, landscaping and other changes to ground conditions after a pipeline has been installed (often decades before) can result in the depth of the ground cover changing over time.</p> <p>Trans Mountain will investigate the various conditions noted and provide communications to the landowner with plans to address the conditions as may be required.</p>	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition Volume 5A – ESA – Biophysical
	Landowner granted verbal survey consent but would not sign any papers. They advised they would not sign for the new pipeline and would like the line moved.	Further discussions with the landowner will be deferred until final route design and construction planning has been completed.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowners do not plan on granting Trans Mountain any more land for the purpose of expanding the existing easement.	Trans Mountain will continue trying to meet with the landowner and endeavour to understand and resolve any potential concerns. Further discussions with the landowner will be deferred until final route design and construction planning has been completed.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowner advised that they have plans to construct a senior citizen care centre with completion in 2015. The care foundation further advised that they would like a step by step scope of work for the surveys and a proposal plan following completion of the survey program. Upon further review with the Board of Directors, a decision was made to refuse the survey consent as they do not want to be involved any further.	Trans Mountain will continue trying to meet with the landowner and endeavour to understand future development plans for consideration of routing and resolve any potential concerns.	Volume 2, Section 4.0 Pipeline route and Facility Siting
	Landowner is very adamant that they are not interested in any environmental assessments or surveys. Furthermore they are not interested in the installation of a pipeline at this location. The landowner information package offered by the land agent was refused as they do not want to take any part in the Project.	Further discussions with the landowner will be deferred until final route design and construction planning has been completed.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowners refused survey consent as they have future development plans for the property and do not want any activity taking place on the land.	Trans Mountain will continue trying to meet with the landowner to collect information about future development plans for consideration of routing. Trans Mountain will endeavour to understand and resolve any potential concerns.	Volume 2, Section 4.0 Pipeline route and Facility Siting
	Landowner advised that this project will be an ecological disaster and therefore refused to sign the survey consent form. Landowner [#2] advised that the only way they would allow a pipeline to go through is if Trans Mountain purchased the whole quarter-section.	Further discussions with the landowner will be deferred until final route design and construction planning has been completed.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
Routing	Landowner mentioned that if Trans Mountain does decide to cross their property, that they would prefer the pipeline to follow the power line on the west side of their property.	<p>The primary design objective is to construct the Project within the existing pipeline right-of-way, and where this is not possible, minimize any new linear disturbance.</p> <p>It is Trans Mountain's intention to find a route for the proposed pipeline, which minimizes impact to residences and communities. The landowner's concern will be considered during design and routing activities. Where privately-held land is needed for the proposed new route, land agents from Trans Mountain will discuss proposed locations of the pipeline with landowners. Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline.</p>	Volume 2, Section 4.0 – Pipeline Route and Facility Siting

TABLE 1.4.1

ALBERTA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Routing (continued)	Landowners have already presented a preliminary building development concept (residential) to the county. Landowners further indicated that they would prefer the proposed pipeline right-of-way be adjacent to the existing another company right-of-way on the property as this would be easier to adapt into their residential development of the property.	The primary design objective is to construct the Project within the existing pipeline right-of-way, and where this is not possible, minimize any new linear disturbance. It is Trans Mountain's intention to find a route for the proposed pipeline which minimizes impact to residences and communities. The landowner's concern will be considered during design and routing activities. Where privately-held land is needed for the proposed new route, land agents from Trans Mountain will discuss proposed locations of the pipeline with landowners. Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline. Trans Mountain will attempt to contact the landowner to collect information about future development plans for consideration of routing.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowners advised the land agent that they had a different agent visit them a few years ago regarding this route. At that time they voiced an objection to it crossing the south end of the property. The landowners do not want the line on this property, but would consider something further to the north well behind the house and away from the small parcels.	The primary design objective is to construct the Project within the existing pipeline right-of-way, and where this is not possible, minimize any new linear disturbance. It is Trans Mountain's intention to find a route for the proposed pipeline, which minimizes impact to residences and communities. The landowner's concern will be considered during design and routing activities. Where privately-held land is needed for the proposed new route, land agents from Trans Mountain will discuss proposed locations of the pipeline with landowners. Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowner would like to reroute the existing line off of this quarter, then install the new line within the new right-of-way and discharge the existing right-of-way.	The primary design objective is to construct the Project within the existing pipeline right-of-way, and where this is not possible, minimize any new linear disturbance. The selection of the proposed pipeline corridor included both field and desktop assessments of the existing TMPL right-of-way and alternative routing locations and resulted in a preferred route corridor. Where practical, the route for the proposed expanded pipeline will remain along the existing TMPL right-of-way. Where land use has changed since the pipeline went into operation in 1953, there may be a need to route parts of the new line away from the existing TMPL right-of-way. In these cases, Trans Mountain will consider landowners' concerns when looking at alternatives through comprehensive routing studies in combination with its consultation process.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Lawyer for landowner was asking which side of existing pipe the new pipe was going. Land agent advised that at this time he didn't know.	The primary design objective is to construct the Project within the existing pipeline right-of-way, and where this is not possible, minimize any new linear disturbance. It is Trans Mountain's intention to find a route for the proposed pipeline, which minimizes impact to residences and communities. Where privately-held land is needed for the proposed new route, land agents from Trans Mountain will discuss proposed locations of the pipeline with landowners. Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline. Further discussions with the landowner will be deferred until final route design and construction planning has been completed.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Keep new pipe alignment close to south right-of-way boundary to avoid trees.	The primary design objective is to construct the Project within the existing pipeline right-of-way, and where this is not possible, minimize any new linear disturbance. It is Trans Mountain's intention to find a route for the proposed pipeline, which minimizes impact to residences and communities. The landowner's concern will be considered during design and routing activities. Where privately-held land is needed for the proposed new route, land agents from Trans Mountain will discuss proposed locations of the pipeline with landowners. Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowners are very concerned about how close the right-of-way is to their home. Their septic system may also be located right on the right-of-way. "Trans Mountain agrees to notify landowners of any firm alternate routes as landowners may sell property in 2013 or 2014 and will need to disclose project and likelihood of impacts to purchasers or potential purchasers."	Operating and building pipeline infrastructure affects many along the route and Trans Mountain recognizes the potential impact to its neighbours and communities in proximity to operating areas. The primary design objective is to construct the Project within the existing pipeline right-of-way, and where this is not possible, minimize any new linear disturbance. It is Trans Mountain's intention to find a route for the proposed pipeline, which minimizes impact to residences and communities. The landowner's concern will be considered during design and routing activities. Where privately-held land is needed for the proposed new route, land agents from Trans Mountain will discuss proposed locations of the pipeline with landowners. Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting

TABLE 1.4.1

ALBERTA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Routing (continued)	Landowners would like to know the exact location of the existing line within the right-of-way. Land agent explained that Trans Mountain would know that information once their survey is complete.	<p>The primary design objective is to construct the Project within the existing pipeline right-of-way, and where this is not possible, minimize any new linear disturbance.</p> <p>It is Trans Mountain's intention to find a route for the proposed pipeline, which minimizes impact to residences and communities. Where privately-held land is needed for the proposed new route, land agents from Trans Mountain will discuss proposed locations of the pipeline with landowners. Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline. Trans Mountain will investigate the location of the existing line within the right-of-way and report it to the landowner.</p>	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowner concerned about the proximity of the pipeline to a caretaker's residence.	<p>The primary design objective is to construct the Project within the existing pipeline right-of-way, and where this is not possible, minimize any new linear disturbance.</p> <p>It is Trans Mountain's intention to find a route for the proposed pipeline, which minimizes impact to residences and communities. Where privately-held land is needed for the proposed new route, land agents from Trans Mountain will discuss proposed locations of the pipeline with landowners. Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline.</p>	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	The landowners would like to see the existing pipeline moved out of this subdivision. Land agent explained to them that the pipeline predates the division of the land. They feel the line devalues the property to sell. Land agent advised them that he would let Trans Mountain know about their request.	<p>The primary design objective is to construct the Project within the existing pipeline right-of-way, and where this is not possible, minimize any new linear disturbance.</p> <p>The selection of the proposed pipeline corridor included both field and desktop assessments of the existing TMPL right-of-way and alternative routing locations and resulted in a preferred route. Where practical, the route for the proposed expanded pipeline will remain along the existing TMPL right-of-way. Where land use has changed since the pipeline went into operation in 1953, there may be a need to route parts of the new line away from the existing TMPL right-of-way. In these cases, Trans Mountain will consider landowners' concerns when looking at alternatives through comprehensive routing studies in combination with its consultation process.</p> <p>It is Trans Mountain's intention to find a route for the proposed pipeline, which minimizes impact to residences and communities. The landowner's concern will be considered during design and routing activities. Where privately-held land is needed for the proposed new route, land agents from Trans Mountain will discuss proposed locations of the pipeline with landowners. Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline.</p>	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowner mentioned that they are planning on building a shop on this parcel in the future and were wondering about setbacks with regards to constructing buildings near a pipeline.	<p>It is Trans Mountain's intention to find a route for the proposed pipeline, which minimizes impact to residences and communities. Where privately-held land is needed for the proposed new route, land agents from Trans Mountain will discuss proposed locations of the pipeline with landowners. Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline. Trans Mountain will communicate development restrictions to the landowner.</p>	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowner noted the pipeline runs along the south boundary of this property but in the case of a potential reroute, the north side of this property must be avoided. There is a specialty ginseng type crop that needs to be avoided as it takes five years to grow before it can be harvested.	<p>The primary design objective is to construct the Project within the existing pipeline right-of-way, and where this is not possible, minimize any new linear disturbance.</p> <p>It is Trans Mountain's intention to find a route for the proposed pipeline which minimizes impact to residences and communities. The landowner's concern will be considered during design and routing activities. Where privately-held land is needed for the proposed new route, land agents from Trans Mountain will discuss proposed locations of the pipeline with landowners. Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline.</p>	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowner mentioned that the proposed pipeline and existing right-of-way are very close to the buildings on their property.	<p>The primary design objective is to construct the Project within the existing pipeline right-of-way, and where this is not possible, minimize any new linear disturbance.</p> <p>It is Trans Mountain's intention to find a route for the proposed pipeline, which minimizes impact to residences and communities. The landowner's concern will be considered during design and routing activities. Where privately-held land is needed for the proposed new route, land agents from Trans Mountain will discuss proposed locations of the pipeline with landowners. Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline.</p>	Volume 2, Section 4.0 – Pipeline Route and Facility Siting

TABLE 1.4.1

ALBERTA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Routing (continued)	Landowner informed land agent that they would prefer that the proposed line be installed on the north side of the existing line as there is a shop within a few metres on the south side of the right-of-way. Landowner also raised their concern regarding a power line that runs close to the pipeline right-of-way and wanted to make sure Kinder Morgan was aware of this issue.	The primary design objective is to construct the Project within the existing pipeline right-of-way, and where this is not possible, minimize any new linear disturbance. The selection of the proposed pipeline corridor included both field and desktop assessments of the existing TMPL right-of-way and alternative routing locations and resulted in a preferred route. Where practical, the route for the proposed expanded pipeline will remain along the existing TMPL right-of-way. Where land use has changed since the pipeline went into operation in 1953, there may be a need to route parts of the new line away from the existing TMPL right-of-way. In these cases, Trans Mountain will consider landowners' concerns when looking at alternatives through comprehensive routing studies in combination with its consultation process.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowner asked if Trans Mountain would bore the pipeline underneath the road to the east.	The primary design objective is to construct the Project within the existing pipeline right-of-way, and where this is not possible, minimize any new linear disturbance. Primary road and railway crossings will be bored to minimize interference with existing activities and usage.	Volume 4A – Project Design and Execution - Engineering
	Landowners advised that they would prefer Trans Mountain to follow the existing alignment as they have plans to subdivide the south side of the property.	The primary design objective is to construct the Project within the existing pipeline right-of-way, and where this is not possible, minimize any new linear disturbance. It is Trans Mountain's intention to find a route for the proposed pipeline, which minimizes impact to residences and communities. Where privately-held land is needed for the proposed new route, land agents from Trans Mountain will discuss proposed locations of the pipeline with landowners. Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowner mentioned that they are planning to subdivide the property to the north of the existing pipeline. The landowner also advised that they would prefer Trans Mountain follow the existing alignment as they do not want to sell any more of their land for pipeline rights-of-way.	The primary design objective is to construct the Project within the existing pipeline right-of-way, and where this is not possible, minimize any new linear disturbance. It is Trans Mountain's intention to find a route for the proposed pipeline, which minimizes impact to residences and communities. Where privately-held land is needed for the proposed new route, land agents from Trans Mountain will discuss proposed locations of the pipeline with landowners. Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowners advised that the active pipeline is in close proximity to the residence (approximately 30 feet) and appears to be close to the north boundary of the existing easement. The landowners further advised that they would prefer that the new line be installed as far to the south as possible.	The primary design objective is to construct the Project within the existing pipeline right-of-way, and where this is not possible, minimize any new linear disturbance. It is Trans Mountain's intention to find a route for the proposed pipeline, which minimizes impact to residences and communities. The landowner's concern will be considered during design and routing activities. Where privately-held land is needed for the proposed new route, land agents from Trans Mountain will discuss proposed locations of the pipeline with landowners. Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowner wondered why Trans Mountain doesn't construct the new pipeline along the same route as the existing transmission line just outside of town.	The primary design objective is to construct the Project within the existing pipeline right-of-way, and where this is not possible, minimize any new linear disturbance. It is Trans Mountain's intention to find a route for the proposed pipeline which minimizes impact to residences and communities. The landowner's concern will be considered during design and routing activities. Where privately-held land is needed for the proposed new route, land agents from Trans Mountain will discuss proposed locations of the pipeline with landowners. Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting

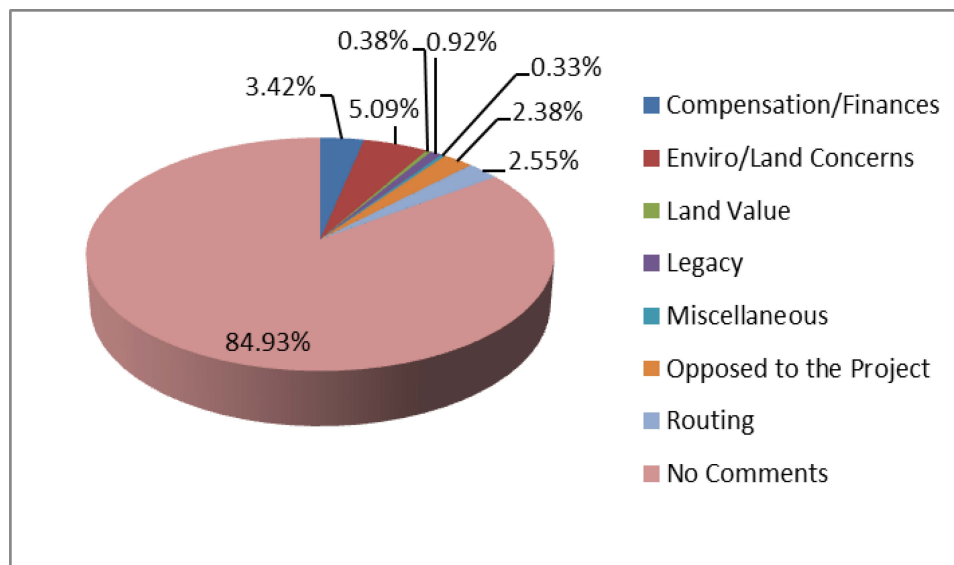
TABLE 1.4.1

ALBERTA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Routing (continued)	Landowners questioned why Trans Mountain is considering a reroute around the Town of Hinton, but not their subdivision.	<p>The primary design objective is to construct the Project within the existing pipeline right-of-way, and where this is not possible, minimize any new linear disturbance.</p> <p>The selection of the proposed pipeline corridor included both field and desktop assessments of the existing TMPL right-of-way and alternative routing locations and resulted in a preferred route. Where practical, the route for the proposed expanded pipeline will remain along the existing TMPL right-of-way. Where land use has changed since the pipeline went into operation in 1953, there may be a need to route parts of the new line away from the existing TMPL right-of-way. In these cases, Trans Mountain will consider landowners' concerns when looking at alternatives through comprehensive routing studies in combination with its consultation process.</p> <p>It is Trans Mountain's intention to find a route for the proposed pipeline, which minimizes impact to residences and communities. Where privately-held land is needed for the proposed new route, land agents from Trans Mountain will discuss proposed locations of the pipeline with landowners. Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline.</p>	Volume 2, Section 4.0 – Pipeline Route and Facility Siting

1.4.2.1 British Columbia Issues Summary

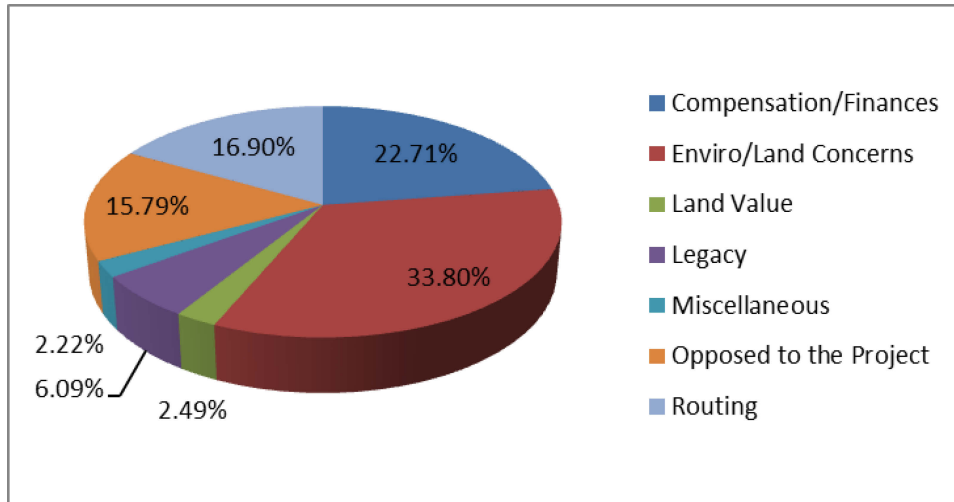
Figure 1.4.5 presents a numerical analysis of BC landowner's questions and concerns. The numerical analysis is based on the number of parcels of land and not individual landowners; therefore, some landowner comments appear multiple times as they may own multiple tracts of land. Landowners of approximately 85 per cent of all tracts of land raised no comments or concerns at this phase of the program. Of those that did comment, the analysis illustrates landowners are primarily concerned with environmental and compensation/financial issues along with legacy concerns and general opposition to the Project.



Note: Legacy = concerns with the existing TMPL system/right-of-way.

Figure 1.4.5 Response Categories from Tracts of Land in BC

Figure 1.4.6 provides a synopsis of comments and concerns from those tracts of land in BC where landowners have identified issues or concerns (approximately 15 per cent of tracts in BC).



Note: Legacy = concerns with the existing TMPL system/right-of-way.

Figure 1.4.6 Response Categories for Tracts of Land in BC that Provide Comment

Table 1.4.2 provides a summary of the questions and comments BC landowners raised within this phase of the Project, the response from Trans Mountain, and where in the application more information can be found. To maintain confidentiality, references to names or location identifiers have been removed.

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY

Key Topic	Interest or Concern	Response	Application Volume
Compensation/ Finances	Landowner refused consent as there is a [fruit] farm on the property. The landowner believes by signing the consent they are inviting the Project to acquire land and use their property. Landowner further advised that they believe the survey work could possibly impact their [farm] operations significantly.	<p>It is Trans Mountain's goal to treat all landowners fairly and equitably. Trans Mountain has established and maintained relationships with landowners, neighbours and communities along the pipeline corridor for the last 60 years.</p> <p>The primary design objective is to construct the Project within the existing pipeline right-of-way, and where this is not possible, minimize any new linear disturbance.</p> <p>It is Trans Mountain's intention to find a route for the proposed pipeline, which minimizes impact to residences and communities. Where privately-held land is needed for the proposed new route, land agents from Trans Mountain will discuss proposed locations of the pipeline with landowners. Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline.</p>	<p>Volume 2, Section 5.0 – Land Relations, Rights and Acquisition</p> <p>Volume 5B – ESA – Socio-Economic</p>
	Landowner does not want the pipeline to affect their gravel pit.	<p>The primary design objective is to construct the Project within the existing pipeline right-of-way, and where this is not possible, minimize any new linear disturbance.</p> <p>It is Trans Mountain's intention to find a route for the proposed pipeline, which minimizes impact to residences and communities. Where privately-held land is needed for the proposed new route, land agents from Trans Mountain will discuss proposed locations of the pipeline with landowners. Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline.</p>	<p>Volume 2, Section 5.0 – Land Relations, Rights and Acquisition</p> <p>Volume 5B – ESA – Socio-Economic</p>
	Landowner advised that the pipe is outside the property line in the road allowance (but not by much). Kinder Morgan may want to acquire the surface right-of-way to prevent any further construction of buildings on the pipeline. The landowner has been in discussions with [another company] to lease their 5,000 square foot shop out to have trucks pick up product from their property, which is beside the highway exit to reduce traffic and issues along the road .	<p>Trans Mountain will contact the landowner to specifically collect information about future development plans for consideration of routing. Trans Mountain will advise the landowner of processes established for the protection of the pipeline, the public, and the environment. Compensation and damages will be addressed at an appropriate time. Land agent advised this could become an issue for access if the second pipeline is constructed. It would not allow semis and trailers to load/unload, which would result in lost revenue to the owner and issues for [another company].</p>	<p>Volume 2, Section 5.0 – Land Relations, Rights and Acquisition</p> <p>Volume 5B – ESA – Socio-Economic</p>
	Landowner is concerned with disruption to their business during construction.	<p>Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. These lands teams will then work with the landowners to reach jointly equitable solutions.</p> <p>The NEB has produced a guide for landowners and the public that provides details about the regulatory process governing pipeline projects. This information is available on the NEB website (www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html)> Pipeline Regulation in Canada: A Guide for Landowners and the Public).</p>	<p>Volume 5B – ESA – Socio-Economic</p>
	Landowners and occupants are concerned with the disruption to their business during construction. When the overpass was being done their business was very low.	<p>Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. Lands teams will then work with the landowners to reach jointly equitable solutions.</p> <p>The NEB has produced a guide for landowners and the public that provides details about the regulatory process governing pipeline projects. This information is available on the NEB website (www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html)> Pipeline Regulation in Canada: A Guide for Landowners and the Public). Reasonable efforts are made to minimize impact to landowners. Project construction will leverage the latest in building technologies with well-trained, safety-conscious work crews in all areas of construction. Public awareness campaigns will be undertaken to notify local communities when, where, and for how long construction and/or disturbances may take place.</p>	<p>Volume 5B – ESA – Socio-Economic</p>
	Tenant is concerned that their business access may be impacted during construction.	<p>Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. Lands teams will then work with the landowners to reach jointly equitable solutions.</p> <p>The NEB has produced a guide for landowners and the public that provides details about the regulatory process governing pipeline projects. This information is available on the NEB website (www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html)> Pipeline Regulation in Canada: A Guide for Landowners and the Public).</p>	<p>Volume 5B – ESA – Socio-Economic</p>

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Compensation/ Finances (continued)	To access this property, an appointment <u>must</u> be booked with the landowner for a Friday, Saturday or Sunday. Access on the other 4 days of the week will cost \$320.00/day in order to compensate the landowner for lost wages. This fee must be paid prior to access. Note: Landowner advised that the surveyors/operations personnel have a tendency to lock them out of their own property and also damage it without any restitution.	Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again pursue survey consent from the landowner. Otherwise, Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition Volume 5B – ESA – Socio-Economic
	Landowner refuses to grant survey access on their property until they are paid access compensation based on the number of visits/days that Kinder Morgan personnel are on the property. They also advised they would want a non-disclosure agreement along with the compensation. Landowner advised that a Kinder Morgan surveyor called him to access the property and he had instructed the surveyor to stay off the property. Landowner is currently suing BCH for tree damage and trespass. Landowner will publicly oppose the Project.	In the event that a landowner refuses to speak with a land agent or Trans Mountain representative or allow access, Trans Mountain will continue trying to meet with the landowner and endeavour to understand and resolve any potential landowner concerns. Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again pursue survey consent from the landowner. Otherwise, Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition Volume 5B – ESA – Socio-Economic
	Landowners request an Easement Agreement to the "Landowners" providing compensation to the landowners for temporary right to access [landowner name] land for reconnaissance purposes AND such Easement Agreement is agreed to and signed by [landowners and occupant].	Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. These lands teams will then work with the landowners to reach jointly equitable solutions. Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again pursue survey consent from the landowner. Otherwise, Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete through this parcel. The NEB has produced a guide for landowners and the public that provides details about the regulatory process governing pipeline projects. This information is available on the NEB website (www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtptn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html)> Pipeline Regulation in Canada: A Guide for Landowners and the Public).	Volume 2, Section 5.4 – Land Acquisition Process
	If Kinder Morgan is not prepared to purchase the Statutory Right-of-Way (SRW), then the landowner will not meet to sign the consent.	In the event that a landowner refuses to speak with a land agent or Trans Mountain representative or allow access, Trans Mountain will continue trying to meet with the landowner and endeavour to understand and resolve any potential landowner concerns. Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition Volume 5B – ESA – Socio-Economic
	Landowner gave verbal consent but won't sign any documents until they know what compensation will be and how long they have to put up with construction.	Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. These lands teams will then work with the landowners to reach jointly equitable solutions. The NEB has produced a guide for landowners and the public that provides details about the regulatory process governing pipeline projects. This information is available on the NEB website (www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtptn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html)> Pipeline Regulation in Canada: A Guide for Landowners and the Public). Pipeline construction is a sequential series of activities which do not remain in one area for an extended period of time. It is expected that pipeline construction will take place over three construction seasons (two in summer and one in winter). Further discussions with the landowner will be deferred until route design and construction planning has been completed. Compensation and damages will be addressed at an appropriate time.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition Volume 4B – Project Design and Execution - Construction Volume 5B – ESA – Socio-Economic

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Compensation/ Finances (continued)	Landowner does not want to lose their yard. They also have a bed and breakfast and are concerned about lost income.	<p>It is Trans Mountain's intention to find a route for the proposed pipeline, which minimizes impact to residences and communities. Where privately-held land is needed for the proposed new route, land agents from Trans Mountain will discuss proposed locations of the pipeline with landowners. Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline. The primary design objective is to construct the Project within the existing pipeline right-of-way, and where this is not possible, minimize any new linear disturbance.</p> <p>Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. These lands teams will then work with the landowners to reach jointly equitable solutions.</p> <p>The NEB has produced a guide for landowners and the public that provides details about the regulatory process governing pipeline projects. This information is available on the NEB website (www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html)> Pipeline Regulation in Canada: A Guide for Landowners and the Public).</p>	<p>Volume 2, Section 5.0 – Land Relations, Rights and Acquisition</p> <p>Volume 5B – ESA – Socio-Economic</p>
	Landowners are concerned about the timing of construction. They advised that the area has three bed and breakfasts on the block. These would lose work if construction was conducted in the summer.	<p>Pipeline construction is a sequential series of activities which do not remain in one area for an extended period of time. It is expected that pipeline construction will take place over three construction seasons (two in summer and one in winter).</p> <p>Trans Mountain has not finalized the pipeline route or construction plans but will consider landowners' concerns during the design activities.</p> <p>Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. Lands teams will then work with the landowners to reach jointly equitable solutions.</p> <p>The NEB has produced a guide for landowners and the public that provides details about the regulatory process governing pipeline projects. This information is available on the NEB website (www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html)> Pipeline Regulation in Canada: A Guide for Landowners and the Public).</p>	<p>Volume 2, Section 5.0 – Land Relations, Rights and Acquisition</p> <p>Volume 4B – Project Design and Execution - Construction</p> <p>Volume 5B – ESA – Socio-Economic</p>
	Landowner has a bed and breakfast and is concerned about lost revenue.	<p>Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. Lands teams will then work with the landowners to reach jointly equitable solutions.</p> <p>The NEB has produced a guide for landowners and the public that provides details about the regulatory process governing pipeline projects. This information is available on the NEB website (www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html)> Pipeline Regulation in Canada: A Guide for Landowners and the Public).</p>	<p>Volume 2, Section 5.0 – Land Relations, Rights and Acquisition</p> <p>Volume 5B – ESA – Socio-Economic</p>
	Landowner feels this is an invasion of his privacy. They stated that when KMC is ready to talk compensation and agree to a 99 yearly payment lease they may re-think things.	<p>Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. Lands teams will then work with the landowners to reach jointly equitable solutions.</p> <p>The NEB has produced a guide for landowners and the public that provides details about the regulatory process governing pipeline projects. This information is available on the NEB website (www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html)> Pipeline Regulation in Canada: A Guide for Landowners and the Public).</p>	<p>Volume 2, Section 5.0 – Land Relations, Rights and Acquisition</p> <p>Volume 5B – ESA – Socio-Economic</p>

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Compensation/ Finances (continued)	<p>Landowner advised that [they have] the following questions and concerns before granting survey consent:</p> <ol style="list-style-type: none"> 1. Landowner would like to know who is handling native affairs as it is required for this property. 2. Landowner is concerned with right-of-way and Temporary Workspace (TWS) compensation. 3. Landowner would like a clause included in the right-of-way agreement stating that Kinder Morgan will remove the pipeline when/if it is abandoned. 4. Landowner is concerned with the expansion of the right-of-way and alignment of the second pipe. 5. Landowner would like to know what the terms are for crossing the right-of-way with water lines, etc. <p>Landowner will not grant consent until all [their] questions and concerns are answered.</p>	<p>Trans Mountain engages in open and meaningful dialogue throughout all phases of this Project, with landowners, Aboriginal groups, communities and stakeholders. Operating and building a pipeline infrastructure affects many along the route corridor and TMEP respects their neighbours and the communities where we operate.</p> <p>A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. Lands teams will then work with the landowners to reach jointly equitable solutions.</p> <p>At the end of the pipeline system's useful or economic life, the system will be abandoned in accordance with the legislation and regulations in place at that time. At the time of abandonment, Trans Mountain expects that all aboveground equipment and structures will be removed and the sites reclaimed to an appropriate land use.</p> <p>The pipeline's registered easement (or operational corridor) is typically 18.3 m wide. The assessment study area for rural and Crown lands areas is 150 m wide along the existing pipeline, but will vary along the proposed route based on local constraints. This assessment corridor is required to help identify potential environmental impacts, geotechnical conditions, and constructability to ensure the proposed new pipeline can be built and operated safely. In some areas, it may be necessary to look for options that go beyond the current operational corridor. Alternate routes for the proposed expanded pipeline may be necessary, especially in areas where land use has changed, since the pipeline was built nearly 60 years ago. To minimize impacts to the urban landscape and landowners, the proposed route of the new pipeline would follow existing linear infrastructure, such as municipal streets or highway, railway or utility corridors, or in some cases parklands. Where practical, the route will remain within the existing TMPL right-of-way, which will minimize new disturbances to ecological communities.</p> <p>Primary road and railway crossings will be bored to minimize interference with existing activities and usage.</p> <p>The NEB has produced a guide for landowners and the public that provides details about the regulatory process governing pipeline projects. This information is available on the NEB website (www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html)> Pipeline Regulation in Canada: A Guide for Landowners and the Public).</p>	<ol style="list-style-type: none"> 1. Volume 3B – Aboriginal Engagement 2., 3., and 4. Volume 2, Section 4.0 – Pipeline Route and Facility Siting 5. Volume 6B – Pipeline Environmental Protection Plan
	<p>The landowners advised that the land is to remain at its current land use (hay production and grazing) and they will need to be compensated for any construction on the land.</p>	<p>Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. Lands teams will then work with the landowners to reach jointly equitable solutions.</p> <p>The NEB has produced a guide for landowners and the public that provides details about the regulatory process governing pipeline projects. This information is available on the NEB website (www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html)> Pipeline Regulation in Canada: A Guide for Landowners and the Public).</p>	<p>Volume 2, Section 5.0 – Land Relations, Rights and Acquisition</p>

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Compensation/ Finances (continued)	<p>Landowner advised that they are reluctant to sign the survey as they do not want people trampling all over the property.</p> <p>Landowner advised of the following issues:</p> <ul style="list-style-type: none"> · A primary concern is weed control. · [Not prepared to provide permission for survey as it may negatively affect current and future] operations. · Request copy of easement. · Landowner is reluctant to provide comment on the Project without further consideration; however, they do not feel that it is t good practice to spend time on this matter without confirmation that it is an accepted project and construction is eminent. · Request payment for landowner's time. · Impact to operations (cattle, logging, etc.) during construction. · Loss of forage during and post-construction. · Confidentiality clauses would be required along with an indemnity. · Requests adjustment of the annual lease rate for Trans Mountain's facility. · Possible erosion that may be caused by a drainage corridor across the pipeline. · Former oil spill on the property. · Requests a meeting with Trans Mountain maintenance to discuss the constructed works. He is concerned that the water will break the banks and wash out the pipe. He requests a letter from Trans Mountain indemnifying landowner or confirming that they are responsible for the proposed works and any damage that may occur to the pipeline resulting from the water runoff. 	<p>Reasonable efforts are made to minimize impact to landowners. Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html> Pipeline Regulation in Canada: A Guide for Landowners and the Public.</p> <p>Trans Mountain has met with the landowner to address some of the issues identified. Trans Mountain will continue dialogue with the landowner to address the outstanding concerns.</p> <p>The landowner has provided survey consent.</p> <p>Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. Lands teams will then work with the landowners to reach jointly equitable solutions.</p> <p>The NEB has produced a guide for landowners and the public that provides details about the regulatory process governing pipeline projects. This information is available on the NEB website (www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html> Pipeline Regulation in Canada: A Guide for Landowners and the Public).</p> <p>Trans Mountain will assess invasive weed conditions and address as may be required.</p>	<p>Volume 2, Section 5.0 – Land Relations, Rights and Acquisition</p> <p>Volume 5A – ESA – Biophysical</p> <p>Volume 5B – ESA – Socio-Economic</p> <p>Volume 6B – Pipeline Environmental Protection Plan</p>
	<p>Landowner advised that should the Project construct through their property, they would prefer to have the construction performed through the land during winter so there is little to no disturbance during calving season which is late February through March.</p>	<p>Landowner's schedule suggestion will be considered during construction planning.</p> <p>Pipeline construction is a sequential series of activities which do not remain in one area for an extended period of time. A detailed EPP will be submitted to the NEB as part of the Application which will document every linear metre of the construction right-of-way and mitigation strategies to help avoid or minimize environmental impacts from construction.</p> <p>Where practical, the route will remain within the existing TMPL right-of-way, which will minimize new disturbances to ecological communities.</p>	<p>Volume 6A – Environmental Compliance</p> <p>Volume 6B – Pipeline Environmental Protection Plan</p>
	<p>The occupants request that the access to the range land is not impeded by construction. The occupants' preferred construction time would be late fall as they would like to avoid impact to their operation. They further requested that their cattle's natural migration patterns are not to be affected by construction and all gates must be kept closed during the construction period. The occupants would like compensation for crop loss as the cattle feed along the right-of-way. Therefore the cattle may have less feed. The occupants also advised that a fence should be built between [location removed], which would provide a barrier between the two. They explained that this would act as a natural barrier, should the construction of the pipeline offer an easier pathway for the cattle to extend to other areas that are not in their rangeland. The occupants also requested a preconstruction meeting to minimize the interruption on the ranch operation.</p>	<p>Occupants' schedule suggestion will be considered during construction planning.</p> <p>Agricultural land uses such as grazing pastures, field crops, organic and specialty crops (e.g., blueberries, raspberries, nurseries) and livestock facilities are located along the proposed pipeline corridor. Trans Mountain is working with landowners to reduce the potential disturbance to agricultural lands and disruption of agricultural practices during construction. Appropriate mitigation (e.g., soil handling, erosion control) and monitoring activities will be implemented during construction to maximize reclamation success. Additional special reclamation measures will be applied, as required, to return the disturbed areas to a stable and maintenance-free condition. As part of the proposed post-construction environmental monitoring (PCEM) program, Trans Mountain will monitor revegetation growth on the construction right-of-way and implement remedial measures where necessary.</p> <p>An agricultural management plan has been developed to particularly reduce effects on agriculture, which includes measures related to weed management, re-seeding, soil compaction, livestock access, drainage and irrigation lines, management of crop disruption, and crop and productivity loss.</p>	<p>Volume 5B – ESA – Socio-Economic</p> <p>Volume 6A – Environmental Compliance</p> <p>Volume 6B – Pipeline Environmental Protection Plan</p>
	<p>Landowner is concerned with the spread of noxious weeds and requested that the appropriate measures are taken to prevent contamination.</p>	<p>An agricultural management plan has been developed to particularly reduce effects on agriculture, which includes measures related to weed management, re-seeding, soil compaction, livestock access, drainage and irrigation lines, management of crop disruption, and crop and productivity loss.</p> <p>Trans Mountain will work with the landowner to address his concerns about weed control.</p>	<p>Volume 5A – ESA – Biophysical</p> <p>Volume 6A – Environmental Compliance</p> <p>Volume 6B – Pipeline Environmental Protection Plan</p>
	<p>Occupant advised that there is a part of the right-of-way area that requires filling. They were advised by Kinder Morgan that they get compensation for filling the right-of-way area.</p>	<p>As with all of its construction projects, Trans Mountain will reclaim any areas that are affected by the Project. Trans Mountain is committed to full reclamation of the pipeline right-of-way and surrounding areas following construction.</p> <p>Trans Mountain will investigate the conditions and communicate a response to the landowner.</p>	<p>Volume 6B – Pipeline Environmental Protection Plan</p>

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Compensation/ Finances (continued)	Landowner advised that they have been doing construction at their RV group campsite and are frustrated by the delays and expense of the existing Trans Mountain right-of-way. Since the KMC expansion project has not been approved, they are refusing to allow the survey consent to be approved for this future project.	Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again pursue consent from the landowner. Otherwise, Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete. A key objective is to treat each landowner fairly and equitably. The NEB has produced a guide for landowners and the public that provides details about the regulatory process governing pipeline projects. This information is available on the NEB website (www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html)> Pipeline Regulation in Canada: A Guide for Landowners and the Public).	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition Volume 5B – ESA – Socio-Economic
	[Name removed] garden is a tourist attraction, paid admission to enter.	Further discussions with the landowner will be deferred until engineering design and construction planning has been completed. Overall, Project-related impacts on recreation use are being addressed in the environmental and socio-economic assessment. This will include development of mitigation plans to reduce impacts and optimize opportunities to enhance recreational use.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition Volume 5B – ESA – Socio-Economic
	Landowner advised that they would go to arbitration if the order to enter was received. Further advised that the original easement is illegal and told the land agent to leave the property as it was trespassing.	Further discussions with the landowner will be deferred until route design and construction planning has been completed. A key objective is to treat each landowner fairly and equitably. The NEB has produced a guide for landowners and the public that provides details about the regulatory process governing pipeline projects. This information is available on the NEB website (www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html)> Pipeline Regulation in Canada: A Guide for Landowners and the Public).	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	After reviewing the agreement with their lawyer they are refusing the survey consent. The city has turned down the landowner's subdivision due to their property being over the main aquifer. The landowner believes that the financial impact to his nursery operations from construction of the proposed TMEP will be significant.	Trans Mountain will assess water quality and/or quantity changes to nearby groundwater which may result in adverse effects for other stakeholder or environmental receptors. Trans Mountain will review existing geological, hydrogeological and other information to determine potential hydrogeological conditions along the pipeline right-of-way and proposed facilities; GIS mapping and assessment strategies will be applied. Trans Mountain will develop site-specific hydrogeological investigation activities that may include field verified surveys, hydraulic response testing, monitoring requirements and water quality parameter surveys. Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. The lands team will then work with landowners to reach jointly equitable solutions.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition Volume 5B – ESA – Socio-Economic
	Nursery owner has concerns of potential impacts to plant production.	Trans Mountain is working with landowners to reduce the potential disturbance to agricultural lands and disruption of agricultural practices during construction. Appropriate mitigation (e.g., soil handling, erosion control) and monitoring activities will be implemented during construction to maximize reclamation success. Additional special reclamation measures will be applied, as required, to return the disturbed areas to a stable and maintenance-free condition. As part of the proposed PCEM program, Trans Mountain will monitor revegetation growth on the construction right-of-way and implement remedial measures where necessary. Mitigation that addresses equipment cleaning, the restriction of herbicides for weed management, the use of non-toxic hydraulic fluids and lubricants in equipment, disposal of construction materials and garbage, and soil management considerations have been identified within the Agricultural Management Plan for construction on organic fields. Further discussions with the landowner will be deferred until route design and construction planning has been completed.	Volume 6B – Pipeline Environmental Protection Plan
	If the fence is removed, it must be replaced with same. If fruit trees are required to be removed, owner must be compensated.	It is Trans Mountain's intention to find a route for the proposed pipeline which minimizes impact to residences and communities. Where privately-held land is needed for the proposed new route, land agents from Trans Mountain will discuss proposed locations of the pipeline with landowners. Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline. Further discussions with the landowner will be deferred until route design and construction planning has been completed.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Compensation/ Finances (continued)	Landowner advised that Trans Mountain did not pay enough for the original easement and will not consent to the survey.	It is Trans Mountain's intention to find a route for the proposed pipeline which minimizes impact to residences and communities. Where privately-held land is needed for the proposed new route, land agents from Trans Mountain will discuss proposed locations of the pipeline and compensation with landowners. Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline. The NEB has produced a guide for landowners and the public that provides details about the regulatory process governing pipeline projects. This information is available on the NEB website (www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html)> Pipeline Regulation in Canada: A Guide for Landowners and the Public). Further discussions with the landowner will be deferred until route design and construction planning has been completed.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowner asked if there would be additional compensation over and above crop damage and repair. Land agent advised he did not think so. Landowner refused to sign survey consent.	It is Trans Mountain's intention to find a route for the proposed pipeline, which minimizes impact to residences and communities. Where privately-held land is needed for the proposed new route, land agents from Trans Mountain will discuss proposed locations of the pipeline and compensation with landowners. Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline. The NEB has produced a guide for landowners and the public that provides details about the regulatory process governing pipeline projects. This information is available on the NEB website (www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html)> Pipeline Regulation in Canada: A Guide for Landowners and the Public). Further discussions with the landowner will be deferred until route design and construction planning has been completed.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Please note: Packing house building is a seasonal vegetable business. Landowners are building a new home on the property.	It is Trans Mountain's intention to find a route for the proposed pipeline, which minimizes impact to residences and communities. Where privately-held land is needed for the proposed new route, land agents from Trans Mountain will discuss proposed locations of the pipeline with landowners. Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline. Trans Mountain will contact the landowner to specifically collect information about future development plans for consideration of routing.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Access by foot only, no vehicles. Landowner must be contacted by phone prior to every entry. Landowner must be on-site to show the survey crew where their flower bulbs are located in the field.	Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. The lands team will then work with landowners to reach jointly equitable solutions. Trans Mountain will comply with landowner's conditions of entry for surveys.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	The landowner's lawyer advised them that the existing right-of-way agreement only allows for one pipeline as "or more pipelines" has been struck out in the original agreement. The lawyer advised the landowner not to sign the survey consent form. If access to the right-of-way is required it may be obtained from landowner.	Trans Mountain will contact the landowner for entry to the right-of-way as specified. Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. The lands team will then work with landowners to reach jointly equitable solutions.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowner advised that they will not be signing the survey consent form until the project "shows them some money."	Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again pursue consent from the landowner. If unsuccessful, Trans Mountain will defer further discussions with the landowner until route design and construction planning has been completed. Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. The lands team will then work with landowners to reach jointly equitable solutions.	Volume 2, Section 5.4 – Lands Acquisition Process

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Compensation/ Finances (continued)	Landowner had the following concerns/questions regarding the Project when [they] met with the land agent: 1. Will the second pipeline devalue the property? 2. Landowner advised [they] had cleared the right-of-way area and should be compensated for it. 3. Owner wants the new pipe to be on the north side of the existing right-of-way. Following this meeting the landowner would not return any phone calls from the land agent.	Trans Mountain appreciates that land devaluation is a concern and Trans Mountain has been investigating potential impacts upon properties for sale – both with easements and without easements. To date, Trans Mountain’s investigations have not shown a measurable effect; however, Trans Mountain will continue to monitor this situation. Through respectful dialogue, Trans Mountain’s goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html > Pipeline Regulation in Canada: A Guide for Landowners and the Public. Trans Mountain will continue trying to meet with the landowner and endeavour to understand and resolve any potential landowner concerns. Further discussions with the landowner will be deferred until route design and construction planning has been completed. Compensation and damages will be addressed at an appropriate time. Landowner’s input regarding pipeline alignment will be considered.	Volume 2, Section 4.0 Pipeline Route and Facility Siting, and 5.0 – Land Relations, Rights and Acquisition
	Landowners advised there should be no interruption to their farming. Landowners also advised that they have a herd of cattle along with a bull. People before have come onto lands and left gates open. They do not want this to happen.	Agricultural land uses such as grazing pastures, field crops, organic and specialty crops (e.g., blueberries, raspberries, nurseries) and livestock facilities are located along the proposed pipeline corridor. Trans Mountain is working with landowners to reduce the potential disturbance to agricultural lands and disruption of agricultural practices during construction. Appropriate mitigation (e.g., soil handling, erosion control) and monitoring activities will be implemented during construction to maximize reclamation success. Additional special reclamation measures will be applied, as required, to return the disturbed areas to a stable and maintenance-free condition. As part of the proposed PCEM program, Trans Mountain will monitor revegetation growth on the construction right-of-way and implement remedial measures where necessary. An agricultural management plan has been developed to particularly reduce effects on agriculture, which includes measures related to weed management, re-seeding, soil compaction, livestock access, drainage and irrigation lines, management of crop disruption, and crop and productivity loss.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition Volume 6B – Pipeline Environmental Protection Plan
	Landowner advised that they will not be signing the consent form as they want to see what they will be offered in regards to compensation.	Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again pursue consent from the landowner. If unsuccessful, Trans Mountain will defer further discussions with the landowner until route design and construction planning has been completed. Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners’ concerns and questions about the Project. The lands team will then work with landowners to reach jointly equitable solutions.	Volume 2, Section 5.4 – Lands Acquisition Process
	Refused to sign survey consent unless they get paid.	Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again pursue consent from the landowner. If unsuccessful, Trans Mountain will defer further discussions with the landowner until route design and construction planning has been completed. Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners’ concerns and questions about the Project. The lands team will then work with landowners to reach jointly equitable solutions.	Volume 2, Section 5.4 – Lands Acquisition Process
Environmental Concerns	Landowner was very upset about the prospect of the pipeline affecting her property.	Through respectful dialogue, Trans Mountain’s goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html > Pipeline Regulation in Canada: A Guide for Landowners and the Public. Trans Mountain will endeavour to understand and resolve any potential landowner concerns.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition Volume 6B – Pipeline Environmental Protection Plan

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Environmental Concerns (continued)	Landowner is concerned regarding the use of their land post-construction. They suggest that it may be more appropriate to purchase both sites and install the proposed pump station on the subject property.	Reasonable efforts are made to minimize impact to landowners. Project activities will employ well-trained, safety-conscious work crews in all areas of Project activities. Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltnrnd/pplnrgltnrnd_ndx-eng.html > Pipeline Regulation in Canada: A Guide for Landowners and the Public. Trans Mountain is committed to best practices in reclamation, always striving for opportunities leading to advancement. Appropriate mitigation (e.g., soil handling, erosion control) and monitoring activities will be implemented during construction to maximize reclamation success. Additional special reclamation measures will be applied, as required, to return the disturbed areas to a stable and maintenance-free condition. As with all of its construction projects, Trans Mountain will reclaim any areas that are affected by the Project.	Volume 6B – Pipeline Environmental Protection Plan
	All land disturbed must be reclaimed.	Trans Mountain is committed to best practices in reclamation, always striving for opportunities leading to advancement. Appropriate mitigation (e.g., soil handling, erosion control) and monitoring activities will be implemented during construction to maximize reclamation success. Additional special reclamation measures will be applied, as required, to return the disturbed areas to a stable and maintenance-free condition. As with all of its construction projects, Trans Mountain will reclaim any areas that are affected by the Project.	Volume 6B – Pipeline Environmental Protection Plan
	Landowner inquired as to whether or not they would be allowed to place wood products or concrete over top of the pipeline.	Landowner was advised that it may be possible to place the pipe lower into the ground to allow for this. Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. The lands team will then work with landowners to reach jointly equitable solutions. Further discussions with the landowner will be deferred until route design and construction planning has been completed.	Volume 2, Section 5.4 – Lands Acquisition Process Volume 4B – Project Design and Execution – Construction
	There are wild [fruit] bushes that the landowners are concerned about preserving. The landowners also advised that there are ravines that run through this parcel that are used by wildlife as bedding grounds. The landowners are concerned about the potential impact on those bedding grounds.	In the event that disturbance to fruit bushes negatively impacts landowners, Trans Mountain will work with landowners to resolve concerns in a manner that meets technical standards and protects the safety of workers and the public. Reasonable efforts will be made to minimize impacts to landowners. A range of mitigation measure will be implemented to reduce effects on land and resource uses crossed by the Project, including: avoiding disturbance to valued natural and built features to the extent practical during right-of-way finalization, narrowing the construction right-of-way at key locations, on-going consultation with land and resource users, and negotiating access/use agreements with directly affected property owners and tenure holders. Agricultural land uses such as grazing pastures, field crops, organic and specialty crops (e.g., blueberries, raspberries, nurseries) and livestock facilities are located along the proposed pipeline corridor. Trans Mountain is working with landowners to reduce the potential disturbance to agricultural lands and disruption of agricultural practices during construction. Appropriate mitigation (e.g., soil handling, erosion control) and monitoring activities will be implemented during construction to maximize reclamation success. Additional special reclamation measures will be applied, as required, to return the disturbed areas to a stable and maintenance-free condition. As part of the proposed PCEM program, Trans Mountain will monitor revegetation growth on the construction right-of-way and implement remedial measures where necessary. An agricultural management plan has been developed to particularly reduce effects on agriculture, which includes measures related to weed management, re-seeding, soil compaction, livestock access, drainage and irrigation lines, management of crop disruption, and crop and productivity loss. Trans Mountain has developed an environmental protection plan which provides mitigation strategies with respect to wildlife and habitat.	Volume 2, Section 5.4 – Lands Acquisition Process Volume 6B – Pipeline Environmental Protection Plan

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Environmental Concerns (continued)	Landowners are not against the Project but are against any widening of the existing easement. They are okay with extra workspace if required, just not extra easement. Obtained survey consent but landowner opposed to the term legal survey ("conducting legal surveys" struck from consent form).	<p>One of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical. The landowner's concerns will be considered for routing and design.</p> <p>At the beginning of the Project, an easement and any additional temporary workspace required for construction will be staked out. This area, normally about 45 m wide, will then be cleared of all trees and brush. The topsoil will also be removed and carefully stockpiled for future reclamation.</p> <p>From the commencement of staking to final clean-up, a particular parcel of land could be disrupted for 3 to 12 months. This timing is affected by variables such as winter construction where we cannot complete final clean-up until summer. In areas where there may be a concern regarding the safety of the public, restricted areas will be established. Noise, dust and other disturbances will be mitigated to avoid the impact on people near the construction.</p>	<p>Volume 2, Section 4.0 – Pipeline Route and Facility Siting</p> <p>Volume 2, Section 5.4 – Land Acquisition Process</p>
	Landowner advised that they do not have any concerns regarding the twinning of the pipeline but they are concerned about the environment should there be a spill in the ocean during loading the tankers.	<p>As part of an ongoing commitment to safety and environmental protection, Trans Mountain takes responsibility for the clean-up and remediation of spills by responding immediately to any release from the pipeline system. Trans Mountain works with pre-qualified and trained consultants and contractors to ensure any spill is cleaned up as quickly as possible while ensuring the safety of the public and minimizing impacts to the environment.</p> <p>During any clean-up, biologists and environmental consultants are on-site to help with their areas of expertise. These partners work in tandem with the Western Canada Marine Response Corporation and Western Canadian Spill Services, both of which are organizations built specifically to respond to marine spills.</p>	Volume 8A, Section 5.0 – Risk Assessment and Spill Management
	Landowners' only concern is a large tree in [their] backyard. Also there are two sheds on right-of-way. Watch for septic system close to greenhouse.	<p>One of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical and the landowner's concerns will be considered for routing.</p> <p>In the event that tree removal negatively impacts the landowner, Trans Mountain will work with landowners to resolve concerns in a manner that meets technical standards and protects the safety of workers and the public. Reasonable efforts will be made to minimize impacts to landowners. A range of mitigation measure will be implemented to reduce effects on land and resource uses crossed by the Project, including: avoiding disturbance to valued natural and built features to the extent practical during right-of-way finalization, narrowing the construction right-of-way at key locations, on-going consultation with land and resource users, and negotiating access/use agreements with directly affected property owners and tenure holders.</p> <p>Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctptn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html> Pipeline Regulation in Canada: A Guide for Landowners and the Public.</p>	<p>Volume 2, Section 4.0 – Pipeline Route and Facility Siting</p> <p>Volume 5B – ESA – Socio-Economic</p>
	Construction will be very close to the house and woodshed. The greenhouse will have to come down or be moved. Apple tree and a birch willow are also very close and the landowners do not want them removed. Trees are on the east side of the Trans Mountain line. No cell service in this area at all.	<p>One of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical and the landowner's concerns will be considered for routing.</p> <p>Reasonable efforts will be made to minimize impacts to landowners. In the event that tree removal negatively impacts landowners, Trans Mountain will work with landowners to resolve concerns in a manner that meets technical standards and protects the safety of workers and the public.</p> <p>Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctptn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html> Pipeline Regulation in Canada: A Guide for Landowners and the Public.</p>	<p>Volume 2, Section 4.0 – Pipeline Route and Facility Siting</p> <p>Volume 5B – ESA – Socio-Economic</p> <p>Volume 6B – Pipeline Environmental Protection Plan</p>

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Environmental Concerns (continued)	Wants land and fence restored to its same state. Large storage area for pipe at [their] auto wrecking yard. Yard has chain link fence also good for equipment storage.	Landowners' concern regarding restoration will be addressed by Trans Mountain. Trans Mountain is committed to best practices in reclamation, always striving for opportunities leading to advancement. Appropriate mitigation (e.g., soil handling, erosion control) and monitoring activities will be implemented during construction to maximize reclamation success. Additional special reclamation measures will be applied, as required, to return the disturbed areas to a stable and maintenance-free condition. As with all of its construction projects, Trans Mountain will reclaim any areas that are affected by the Project.	Volume 6B – Pipeline Environmental Protection Plan
	Note: [removed name] stream crosses property.	Notification of stream crossing will be considered during pipeline routing, design and environmental mitigation. Special precautions, such as completing construction through wetlands and watercourses during the winter months when the ground is frozen, will be conducted on each of the river and stream crossings along the pipeline route. Additionally, water quality will be monitored during all instream activity. Each watercourse will be approached correctly so the cumulative impact of changes to all the crossings and the surrounding watershed would be limited.	Volume 5A – ESA – Biophysical Volume 6B – Pipeline Environmental Protection Plan
	Landowner advised that they want specific information as to what environmental work will be undertaken on their property. They had property in the USA reviewed for similar environmental studies which froze 50 acres of land for development. Phone calls were not returned by the landowner after the initial consultation by the land agent.	Environmental studies are being undertaken to assess existing conditions and types of land use in the Project area, as well as possible socio-economic impacts. Studies range from examining vegetation, soils, and wetlands, to observing and documenting wildlife ecosystems. A separate, detailed environmental program will focus on the Westridge Marine Terminal. With each field program, Trans Mountain's goal will be to meet the extensive NEB filing requirements, as well as all federal, provincial, regional, and municipal standards for survey and data collection. All of these reports will be posted on the Project website and the NEB website once Trans Mountain's Facilities Application is submitted in late 2013. Some reports will be excluded due to sensitivity or confidentiality issues. Trans Mountain will reassess the need to enter the lands at that time. If required, Trans Mountain will again pursue survey consent from the landowner. Otherwise, Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete through this parcel.	Volume 5A – ESA – Biophysical
	Landowner was concerned about the possibility of birch trees to the north of the easement being cut down during construction. Landowner also mentioned that they would like the rocks piled in one place once construction occurs.	Reasonable efforts will be made to minimize impacts to landowners. In the event that tree removal negatively impacts landowners, Trans Mountain will work with landowners to resolve concerns in a manner that meets technical standards and protects the safety of workers and the public. Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctn/pplnrgltnclnd/pplnrgltnclnd_ndx-eng.html > Pipeline Regulation in Canada: A Guide for Landowners and the Public.	Volume 5A – ESA – Biophysical Volume 6B – Pipeline Environmental Protection Plan
	The primary concern is the potential environmental impact to land and water that may be caused by a break in the line.	Safety is a top priority and is at the core of who Trans Mountain is as a company. Dedicated staff work to maintain the integrity of the pipeline through Trans Mountain's maintenance, inspection, and awareness programs. While no spill is acceptable to Trans Mountain, accidents can happen. Trans Mountain has comprehensive spill response plans in place for the Trans Mountain pipeline and facilities. These plans are constantly being updated to keep them current and are regularly practiced through deployment exercises. While the specific strategies used in response to a spill will vary depending on the circumstances, the primary objectives in all cases are to ensure safety and to minimize environmental damage. To ensure there are sufficient funds to remediate a spill, Trans Mountain is covered by insurance necessary to respond to all spills or releases from Trans Mountain's pipelines and facilities. Trans Mountain monitors the insurance program continuously, and makes annual adjustments as necessary to ensure adequate coverage.	Volume 4B – Project Design and Execution - Construction Volume 7 – Risk Assessment and Management of Pipeline and Facility Spills

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Environmental Concerns (continued)	Landowners are concerned regarding the impact to the environment and the potential damages to their property caused by a break in the pipeline. They further requested confirmation on how Trans Mountain would deal with the landowners in the event there was a break in the line. The landowners advised that they farm the property and sell their produce, and therefore should an event occur they would seek compensation for crop loss.	Safety is a top priority and is at the core of who Trans Mountain is as a company. Dedicated staff work to maintain the integrity of the pipeline through Trans Mountain's maintenance, inspection and awareness programs. While no spill is acceptable to Trans Mountain, accidents can happen. Trans Mountain has a comprehensive response plan that includes working with local authorities to make sure the public and the environment are kept safe. In the event of a release, and in addition to prevention measures, steps would be taken to minimize the consequence of a release by quickly shutting down and isolating the damaged section of the pipeline or facility. While the specific strategies used in response to a spill will vary depending on the circumstances, the primary objectives in all cases is to ensure safety and to minimize environmental damage. To ensure there are sufficient funds to remediate a spill, Trans Mountain is covered by insurance necessary to respond to all spills or releases from Trans Mountain's pipelines and facilities. Trans Mountain monitors the insurance program continuously, and makes annual adjustments as necessary to ensure adequate coverage.	Volume 4B – Project Design and Execution - Construction Volume 7 – Risk Assessment and Management of Pipeline and Facility Spills
	The primary concern regarding the twinning of the pipeline is the potential environmental impact to land and water that may be caused by a break in the line.	Trans Mountain will provide the landowner with specific communication addressing pipeline safety and activities for the prevention of line breaks. Trans Mountain's commitments to restoration and compensation will also be described should an unlikely event occur.	Volume 7 – Risk Assessment and Management of Pipeline and Facility Spills
	Landowner is primarily concerned regarding the impact to the environment caused by a potential break in the line. Trans Mountain received an email on July 19, 2013, from the landowner. The email states "The Trans Mountain pipeline runs through my property...however because of this I have no legal access to my land. Unless a road is built crossing the pipeline I am without a road. When I purchased the property there was a small road which crossed the pipeline, however I have since been told that road is not a weight bearing road and cannot be used as a regular crossing. Is it not up to Trans Mountain to provide me with access as it is due to the pipeline that I currently have none?".	Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. Reasonable efforts will be made to minimize impacts to landowners. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html > Pipeline Regulation in Canada: A Guide for Landowners and the Public. Trans Mountain will investigate and address landowner's access restrictions. Trans Mountain will also provide the landowner with specific communication addressing pipeline safety and activities undertaken for the prevention of line breaks. Also, information will be provided to describe Trans Mountain's commitments to restoration and compensation will also be described should an unlikely event occur.	Volume 4A – Project Design and Execution – Engineering Volume 7 – Risk Assessment and Management of Pipeline and Facility Spills
	Pipeline right-of-way runs between house and shop. There are some old growth trees along the right-of-way that are starting to break down, may be issues with falling branches when working on right-of-way. A water well is also close to the right-of-way.	One of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical. The landowner's concerns will be considered during routing design and construction planning. The engrained philosophy behind all activities on the TMPL system is KMC's EHS policy. The EHS policy is a formalization of KMC's commitment to conducting business in a safe and environmentally responsible manner. In addition to the KMC commitment, contractors are required and joint ventures under Trans Mountain's operational control are expected to apply this policy. Trans Mountain will assess water quality and/or quantity changes to nearby groundwater which may result in adverse effects for other stakeholder or environmental receptors. Trans Mountain will review existing geological, hydrogeological and other information to determine potential hydrogeological conditions along the pipeline right-of-way and proposed facilities; GIS mapping and assessment strategies will be applied. TMEP will develop site-specific hydrogeological investigation activities that may include field verified surveys, hydraulic response testing, monitoring requirements and water quality parameter surveys. Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline.	Volume 5A – ESA – Biophysical Volume 6B – Pipeline Environmental Protection Plan
Landowner would like to know the weight restriction over the pipe. Extend driveway width to 9.0 m on existing and new pipeline. Two springs on upper bench 1,000 ft. north and 200 ft. higher.	Trans Mountain will investigate details of landowner's requirements and conditions of springs as to whether or not they will affect the pipeline design.	Volume 4B – Project Design and Execution – Construction	

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Environmental Concerns (continued)	Landowners do not want more trees coming down. They do not want people coming into their yard unannounced. Call landowners ahead of time.	Trans Mountain has not finalized the pipeline route and will consider landowners' concerns during the design activities. Trans Mountain works with landowners along its pipeline network and will provide notification to the landowner prior to access or the commencement of any work. A key objective is to treat each landowner fairly and equitably. Reasonable efforts will be made to minimize impacts to landowners. In the event that tree removal negatively impacts landowners, Trans Mountain will work with landowners to resolve concerns in a manner that meets technical standards and protects the safety of workers and the public.	Volume 2 – Section 5.0 – Land Relations, Rights and Acquisition Volume 4B – Project Design and Execution – Construction
	Landowner would like soil separations to be very accurate. There is very little topsoil on this land. Landowner would also like all rocks and roots picked and land seeded back to [specified seeds].	Where present in non-forested areas, topsoil or stripping will be salvaged to ensure that soil productivity is maintained. The width and depth of topsoil or stripping salvage will depend on the land use, soil conditions, microtopography, regulatory agency requests and grading requirements. Any salvaged topsoil or stripping will be segregated and stockpiled along the construction right-of-way and at facility sites in low-profile berms or in piles adjacent to the site perimeter. As with all of its construction projects, Trans Mountain will reclaim any areas that are affected by the Project. Trans Mountain is committed to full reclamation of the pipeline right-of-way and surrounding areas following construction.	Volume 4B – Project Design and Execution – Construction Volume 5A – ESA – Biophysical
	The landowners had the following concerns: Loss of vegetation along right-of-way and exposure to highway; Limit expansion program to existing right-of-way; River crossing and potential contamination to salmon bearing river caused by a break in the pipeline during operation; Noxious weed control and the use of chemicals on their property. They explained that they have an organic garden and they want to avoid using chemicals near their land but want a natural weed control program.	The primary design objective is to construct the Project within the existing pipeline right-of-way, and where this is not possible, minimize any new linear disturbance. Trans Mountain is committed to environmental stewardship. Trees, stumps, brush and other vegetation will be cleared from the construction right-of-way, temporary work sites and permanent facilities that are not located on existing, previously cleared easements. Timber and brush disposal options will be subject to agreements with landowners and appropriate government authorities. Detailed EPPs have been developed for the Project. Trans Mountain owns, maintains and operates dedicated spill response equipment at strategic points along the existing TMPL system. In the event of a release, and in addition to prevention measures, steps would be taken to minimize the consequence of a release by quickly shutting down and isolating the damaged section of the pipeline or facility. Trans Mountain takes responsibility for returning any lands disrupted during construction to the same, or better condition than existed before construction (within the confines of safe right-of-way management). Trans Mountain would work with each landowner on this and could involve such things as replanting appropriate vegetation, landscaping and monitoring for weed invasion. However, Trans Mountain does not take responsibility for private landscaping needs unrelated to construction. Mitigations for potential impacts will be developed to protect sensitive areas and minimize impacts that are identified in Trans Mountain's routing and design process. Trans Mountain will continue to work with the landowner to address specific concerns regarding the Project.	Volume 4B – Project Design and Execution - Construction Volume 5A – ESA – Biophysical Volume 6A – Environmental Compliance Volume 7 – Risk Assessment and Management of Pipeline and Facility Spills
	Landowner does not want to lose their backyard; 20 ft. cedar trees surround their yard, very private.	Reasonable efforts will be made to minimize impacts to landowners. In the event that tree removal negatively impacts landowners, Trans Mountain will work with landowners to resolve concerns in a manner that meets technical standards and protects the safety of workers and the public. Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtptn/pplnrgltncond/pplnrgltncond_ndx-eng.html > Pipeline Regulation in Canada: A Guide for Landowners and the Public.	Volume 5B – ESA – Socio-Economic Volume 6B – Pipeline Environmental Protection Plan
	Land agent met with the new landowners and they asked operations to go out and mark the TMPL right-of-way - July 23/13. They are concerned about burning [their] brush pile at a safe distance from the pipe.	The primary design objective is to construct the Project within the existing pipeline right-of-way, and where this is not possible, minimize any new linear disturbance. The Project corridor will be selected to minimize impacts on the environment, maximize worker and public safety, and minimize other social impacts. Trans Mountain will investigate conditions for the landowner's proposed activity and advise.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisitions Volume 4C – Project Design and Execution – Operations and Maintenance

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Environmental Concerns (continued)	Landowner is concerned of losing any additional land for a new project.	<p>The primary design objective is to construct the Project within the existing pipeline right-of-way, and where this is not possible, minimize any new linear disturbance. The Project corridor will be selected to minimize impacts on the environment, maximize worker and public safety, and minimize other social impacts.</p> <p>Trans Mountain has not finalized the pipeline route and will consider landowners' concerns during the design phase.</p>	<p>Volume 5A, Section 7.0 – Environmental Effects Assessment</p> <p>Volume 6A, Section 4.0 – Approach to Environmental Management</p>
	Landowner has concerns with pipeline abandonment and crossing/proximity permits.	<p>At the end of the pipeline system's useful or economic life, the system will be abandoned in accordance with the legislation and regulations in place at that time. At the time of abandonment, Trans Mountain expects that all aboveground equipment and structures will be removed and the sites reclaimed to an appropriate land use.</p> <p>Trans Mountain will comply with the applicable permit conditions issued by federal, provincial and local permitting agencies. Crossing methods specific to each watercourse will be determined in consultation with engineering and environmental specialists, as well as applicable regulatory authorities.</p>	<p>Volume 4A – Project Design and Execution - Engineering</p> <p>Volume 4C, Section 12 – Preliminary Abandonment Plan</p> <p>Volume 5A – ESA – Biophysical</p>
	Landowner is concerned about the impact construction will have on [their] property.	<p>Where practical, the route will remain within the existing right-of-way. From the commencement of staking to final clean-up, a particular parcel of land could be disrupted for one to two months. This timing is affected by many variables; however, reasonable efforts are made to minimize impact to landowners. In areas where there may be a concern regarding the safety of the public, restricted areas are established. Noise, dust and other disturbances are mitigated to avoid the impact on people near the construction.</p> <p>Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltncond/pplnrgltncond_ndx-eng.html> Pipeline Regulation in Canada: A Guide for Landowners and the Public.</p>	<p>Volume 2, Section 5.0 Land Relations, Rights and Acquisition</p> <p>Volume 4B – Project Design and Execution – Construction</p>
	Landowner is concerned of the age of existing pipe and condition. Concerned about an environmental disaster caused by a potential break in the line and the product (oil or gasoline) flowing down the property and into the [removed name] River.	<p>With a strong focus on inspection and proper maintenance, pipelines can operate indefinitely.</p> <p>Safety is Trans Mountain's top priority and is at the core of who Trans Mountain is as a company. Trans Mountain recognizes that risk assessments are important to stakeholders. As part of a mandatory risk modelling process in Canada that originated in the US, Trans Mountain has an evolved formalized risk assessments program in place. Pipeline integrity, risk management and emergency management are part of Trans Mountain's engagement and communications. Dedicated staff work to maintain the integrity of the pipeline through Trans Mountain's maintenance, inspection and awareness programs. While no spill is acceptable to Trans Mountain, accidents can happen. Trans Mountain has a comprehensive ERP that includes working with local authorities to make sure the public and the environment are kept safe.</p> <p>Remediation clean-up criteria have been established by both federal and provincial agencies. As a federally regulated pipeline system, Trans Mountain is required to conduct any clean-up to satisfy both the regulations and the NEB. Please visit http://www.transmountain.com/canadian-regulations-and-spill for more information on Canadian regulations.</p>	<p>Volume 4B – Project Design and Execution – Construction</p> <p>Volume 7 – Risk Assessment and Management of Pipeline and Facility Spills</p>
	Landowner advised that they would like to construct a riding rink over the pipeline easement.	<p>Trans Mountain is aware that people use the right-of-way for recreational purposes. This can make it a real challenge as the community believes it is a part of the open space and park system when it is in actuality a major utility corridor and Trans Mountain is only there as a secondary land use. Trans Mountain is open to discussing recreational use of the right-of-way and opportunities to leave infrastructure post-construction to benefit recreational use. Trans Mountain does restrict motorized vehicle access like snowmobiles and ATVs because they can cause disturbance to the ground.</p> <p>Trans Mountain will contact the landowner to advise of conditions or restrictions for development on the existing right-of-way and also processes established for the protection of the pipeline, the public and the environment.</p>	<p>Volume 4B – Project Design and Execution - Construction</p> <p>Volume 5B – ESA – Socio-Economic</p>

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Environmental Concerns (continued)	<p>Landowner had the following concerns: Existing right-of-way is not increased through [their] property, [they] farm the land and a reduction in land would affect [their] farm. Entry or construction on the land should be dependent on seasonal conditions. Landowner does not want crews on the property during wet weather conditions, but foot traffic is okay. Access to the field must remain open at all times during construction. The land agent advised the landowner that KMC will work with [them] to ensure [their] concerns are resolved should they construct through [their] property.</p>	<p>Where practical, the route will remain within the existing right-of-way. From the commencement of staking to final clean-up, a particular parcel of land could be disrupted for one to two months. This timing is affected by many variables; however, reasonable efforts are made to minimize impact to landowners.</p> <p>Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. Trans Mountain works with landowners along its pipeline network and will provide notification to the landowner prior to access or the commencement of any work.</p> <p>In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html> Pipeline Regulation in Canada: A Guide for Landowners and the Public.</p> <p>Trans Mountain has not finalized the pipeline route or construction plans and will consider landowners' concerns during these phases.</p>	<p>Volume 2, Section 5.0 – Land Relations, Rights and Acquisition</p>
	<p>Landowners have plans to improve their backyard and questioned how the project would affect their plans. Landowners were also concerned regarding contaminating the river or their drinking water resulting from a spill during construction or after the pipeline is built.</p>	<p>Where practical, the route will remain within the existing right-of-way. From the commencement of staking to final clean-up, a particular parcel of land could be disrupted for one to two months. This timing is affected by many variables; however, reasonable efforts are made to minimize impact to landowners.</p> <p>Trans Mountain will assess water quality and/or quantity changes to nearby groundwater which may result in adverse effects for other stakeholder or environmental receptors.</p> <p>Trans Mountain agrees that measures to protect sensitive environmental areas such as water bodies and riparian areas are critical. This is why Trans Mountain takes a multi-layered approach to pipeline safety, including taking measures such as strategically placed pipeline valves near waterways and drilled river crossings at some locations.</p> <p>Trans Mountain control centre operators monitor the pipeline 24 hours per day, 7 days a week, 365 days a year using a sophisticated leak detection system as well as pressure and flow alarms. Operators are prepared to shut the pipeline down immediately if there is any indication of a potential problem on the pipeline. In the event of an emergency, Trans Mountain will immediately mobilize all of the necessary resources to minimize its impact on the public and the environment.</p> <p>Trans Mountain has not finalized the pipeline route or construction plans and will consider landowners' concerns during these phases.</p>	<p>Volume 7 – Risk Assessment and Management of Pipeline and Facility Spills</p>
	<p>Landowners refused survey consent due to several environmental concerns [such as the product in the pipe]. Do not enter the property.</p>	<p>Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again pursue consent from the landowner.</p> <p>Bitumen is a heavier, thicker form of petroleum and contains fewer of the lighter hydrocarbon molecules found in conventional crude. In order to make bitumen flow through a pipeline, natural gas liquids or condensate (diluent) are added. This substance is referred to as "diluted bitumen" or dilbit and is made up of both light and heavy hydrocarbon molecules. The resulting density is the average of the materials blended.</p> <p>Some people think diluted bitumen sinks in water. With a maximum density of 0.94, diluted bitumen is lighter than water (density 1.00) and seawater (density 1.03). Additional research by a number of parties is taking place to quantify how the diluted bitumen reacts over time in water, with wave action, fast-moving currents, different sediment levels and various other factors. No scientific basis has been found to claims that dilbit causes greater internal corrosion in oil pipelines than other crude oil sources.</p> <p>In the event of a spill, Trans Mountain would attempt to return any affected properties to an equivalent or better condition than existed before the spill. These efforts could include landscaping, and interior and exterior renovations, if applicable.</p> <p>Trans Mountain will continue trying to meet with the landowner and endeavour to understand and resolve any potential landowner concerns. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. Trans Mountain will work with the landowner to reach jointly equitable solutions for the Project.</p>	<p>Volume 4B – Project Design and Execution – Construction</p>
	<p>Landowner advised there is a black bear that roams in the immediate area.</p>	<p>Advice noted. No response required.</p>	<p>N/A</p>

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Environmental Concerns (continued)	Landowners advised they have two greenhouse operations just off the pipeline right-of-way and are concerned that if additional right-of-way is required they would lose valuable space to expand their operation.	<p>The primary design objective is to construct the Project within the existing pipeline right-of-way, and where this is not possible, minimize any new linear disturbance.</p> <p>It is Trans Mountain's intention to find a route for the proposed pipeline, which minimizes impact to residences and communities. Where privately-held land is needed for the proposed new route, land agents from Trans Mountain will discuss proposed locations of the pipeline with landowners. Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline.</p>	<p>Volume 2, Section 5.0 – Land Relations, Rights and Acquisition</p> <p>Volume 5B – ESA – Socio-Economic</p>
	Landowner explained that they are concerned regarding the sensitive grass lands in the back and the potential for damage. They have had some bad experiences with other companies that cross their land. They do not want the twinning to deviate from the existing location. They do not have any major concerns regarding the twinning as long as it is kept within the current corridor and remediate the land after construction.	<p>Trans Mountain is fully committed to environmental management, protection and stewardship of the land during the construction and operation of all its facilities.</p> <p>A comprehensive environmental and socio-economic assessment will be completed for the Project. There will be over 30 environmental surveys completed by local and regional biologists and resource specialists. The results of the surveys will be incorporated into an application to be submitted to the NEB for review and approval. Species of special status and their habitats will be identified and assessed as part of this Project.</p> <p>Through the development of thousands of kilometres of pipelines, there have been a number of mitigation strategies developed that can be employed to minimize impacts to wildlife and wildlife habitat. These can range from avoiding important wildlife periods through the timing of construction to conducting detailed surveys immediately prior to construction.</p> <p>Where practical, the route will remain within the existing TMPL right-of-way, which will minimize new disturbances to ecological communities.</p> <p>Trans Mountain has not finalized the pipeline route or construction plans and will consider landowners' concerns during these phases.</p> <p>Landowner will be advised of specific reclamation plans applicable to the landowner's property.</p>	<p>Volume 5A – ESA – Biophysical</p>
	City Parks Department requests to see a vegetation restoration plan to ensure the native vegetation is restored and invasive weeds are mitigated. Works through [removed name] Road (adjacent to property) will require a road right-of-way permit. Please contact [city official] for a permit.	<p>Trans Mountain takes responsibility for returning any lands disrupted during construction to the same, or better condition than existed before construction (within the confines of safe right-of-way management).</p> <p>Vegetation management is an integral part of Trans Mountain's comprehensive approach to pipeline safety. It allows Trans Mountain to protect the pipeline, ensure public safety, and provide access for maintenance, inspections and emergency response. Vegetation management is a planned process which Trans Mountain conducts regularly and has done before in other areas along the pipeline route.</p> <p>Trans Mountain works closely with municipalities to implement a plan for vegetation management on the right-of-way and endeavours to balance the requirements for pipeline safety with minimizing the impact of the required work to the environment and neighbouring areas.</p> <p>Applications for road-use permits will be submitted following detailed engineering design and construction planning.</p>	<p>Volume 6B, Section 8.0 – Pipeline-specific Construction Mitigation Measures</p>
	If there is major construction in the future, the owners would like a pre and post-residence inspection (quality and volume) as they have had past issues of vibrations and damages when [another company] were in operation.	<p>From the commencement of staking to final clean-up, a particular parcel of land could be disrupted for one to two months. This timing is affected by many variables; however, reasonable efforts are made to minimize impact to landowners. In areas where there may be a concern regarding the safety of the public, restricted areas are established. Noise, dust, and other disturbances are mitigated to avoid the impact on people near the construction. The potential effects on human receptors are not anticipated to extend beyond the acoustic environment local study area.</p> <p>Landowner's request will be considered following detailed design and construction planning.</p>	<p>Volume 6B, Section 8.0 – Pipeline-specific Construction Mitigation Measures</p>
	Landowner wants to be assured that the reclamation of the land is properly attended to by KMC. The occupant had the following concerns: Concerned regarding the loss of forage that is disturbed by construction, thereby reducing the grazing for his animals; concerned regarding access and management of cattle during construction; requests weed control after construction; requests 6 months' notice prior to construction so [they] can mitigate losses and plan around the construction schedule.	<p>Trans Mountain takes responsibility for returning any lands disrupted during construction to the same, or better condition than existed before construction (within the confines of safe right-of-way management). Trans Mountain will work with the landowner to address his concerns about weed control; however, Trans Mountain does not take responsibility for private landscaping needs unrelated to construction.</p> <p>Trans Mountain works with landowners along its pipeline network and will provide notification to the landowner prior to access or the commencement of any work.</p> <p>Trans Mountain will work with the landowner to reduce the potential disturbance to agricultural lands and disruption of agricultural practices during construction. Appropriate mitigation (e.g., soil handling, erosion control) and monitoring activities will be implemented during construction to maximize reclamation success. Additional special reclamation measures will be applied, as required, to return the disturbed areas to a stable and maintenance-free condition.</p>	<p>Volume 5A – ESA – Biophysical</p> <p>Volume 5B – ESA – Socio-Economic</p> <p>Volume 6B, Section 8.0 – Pipeline-specific Construction Mitigation Measures</p>

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Environmental Concerns (continued)	Ranchers have the following concerns: Concerned regarding the rehabilitation of the land after construction, request that it is monitored up to 5 years to ensure that it is back to its original condition; seeding of impacted soils should be with native grass seed only; request compensation for loss of forage within the impacted lands over a 3 year period; rehabilitation of any internal road that may be used for access during the construction schedule; request construction management plan to minimize impact to the ranch operation, also pre-construction meeting to ensure that all parties are aware of the ranching and construction activities; [removed name] Creek is used by the ranch for irrigation purposes. Request that it is not affected by construction during their irrigation period.	<p>Trans Mountain takes responsibility for returning any lands disrupted during construction to the same, or better condition than existed before construction (within the confines of safe right-of-way management).</p> <p>Trans Mountain will work with the landowner to reduce the potential disturbance to agricultural lands and disruption of agricultural practices during construction. Public awareness campaigns will be undertaken to notify local communities when, where and for how long construction and/or disturbances may take place.</p> <p>Appropriate mitigation (e.g., soil handling, erosion control) and monitoring activities will be implemented during construction to maximize reclamation success. Additional special reclamation measures will be applied, as required, to return the disturbed areas to a stable and maintenance-free condition.</p>	<p>Volume 4B – Project Design and Execution - Construction</p> <p>Volume 6B, Section 8.0 – Pipeline-specific Construction Mitigation Measures</p>
	The landowners request that the access to land is not impeded by construction. The landowners' preferred construction time would be late fall as they would like to avoid impact to operations.	<p>Pipeline construction is a sequential series of activities which do not remain in one area for an extended period of time. It is expected that pipeline construction will take place over three construction seasons (two in summer and one in winter).</p> <p>Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. Lands teams will then work with the landowners to reach jointly equitable solutions.</p> <p>The landowner concerns regarding access and construction scheduling will be taken into consideration during the construction planning phase.</p> <p>The NEB has produced a guide for landowners and the public that provides details about the regulatory process governing pipeline projects. This information is available on the NEB website (www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltncond/pplnrgltncond_ndx-eng.html) Pipeline Regulation in Canada: A Guide for Landowners and the Public).</p> <p>Reasonable efforts are made to minimize impact to landowners. Project construction will leverage the latest in building technologies with well-trained, safety-conscious work crews in all areas of construction. Public awareness campaigns will be undertaken to notify local communities when, where and for how long construction and/or disturbances may take place.</p>	Volume 4B – Project Design and Execution – Construction
	Landowner advised that there is a stream that crosses the surface right-of-way.	Construction through streams will be completed in accordance to all regulatory conditions, the EPP and utilization of appropriate construction practices. Additionally, water quality will be monitored during all instream activity. Each watercourse will be approached correctly so the cumulative impact of changes to all the crossings and the surrounding watershed would be limited.	Volume 5A – ESA – Biophysical
	The landowner is concerned with the quality and production of the six artisan springs on the property being affected.	With regard to mitigation of concerns around springs, Trans Mountain will develop a mitigation plan commensurate with site-specific conditions. During construction, Trans Mountain will avoid blasting in proximity to the spring and consider other mitigative engineering measures.	Volume 4B – Project Design and Execution - Construction
	Landowners have concerns regarding the effects construction will have on their yard if twinned.	<p>The primary design objective is to construct the Project within the existing pipeline right-of-way, and where this is not possible, minimize any new linear disturbance.</p> <p>It is Trans Mountain's intention to find a route for the proposed pipeline, which minimizes impact to residences and communities. Where privately-held land is needed for the proposed new route, land agents from Trans Mountain will discuss proposed locations of the pipeline with landowners. Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline.</p> <p>Reasonable efforts will be made to minimize impacts to landowners.</p>	<p>Volume 2 – Land Information</p> <p>Volume 4B – Project Design and Execution – Construction</p>
	Surface of existing pipe only 2 feet from surface - concerns as a result of potential rupture given the geotechnical sensitivity. Owner is concerned with safety and peaceful use of property in the event a new pipe is placed in right-of-way. Owner would like any reports specific to property and to discuss with geotechnical expert. Area prone to rockslide; flood control done by province in 1971. [Removed name] creek-salmon spawning area.	Trans Mountain's Pipeline Integrity Program has years of experience maintaining the existing TMPL. Through the Pipeline Integrity Program, Trans Mountain performs aerial surveillance to monitor for geotechnical events – such as landslides, hydrological (stream or river crossings) or third-party activity at least once a month for every section of the route. Additionally, on-ground surveys of all water crossings take place on a regularly scheduled basis.	Volume 4C – Project Design and Execution – Operations and Maintenance
	Landowners advised that the two concrete silos contain barn owls and pigeons. The silos are located on or near the right-of-way.	<p>A detailed EPP will be submitted to the NEB as part of the Application which will document every linear metre of the construction right-of-way and mitigation strategies to help avoid or minimize environmental impacts from construction.</p> <p>These specific conditions will be investigated and appropriate mitigation strategies applied if necessary.</p>	Volume 4B – Project Design and Execution – Construction

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Environmental Concerns (continued)	Landowners are concerned about the loss of trees.	<p>One of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical and the landowner's concerns will be considered for routing.</p> <p>Reasonable efforts will be made to minimize impacts to landowners. In the event that tree removal negatively impacts landowners, TMEP will work with landowners to resolve concerns in a manner that meets technical standards and protects the safety of workers and the public.</p> <p>Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html> Pipeline Regulation in Canada: A Guide for Landowners and the Public.</p>	Volume 4B – Project Design and Execution – Construction
	Landowner has done extensive landscaping outside the right-of-way and would like to keep as many trees as possible. Landowner also advised that they own a home on the property north of the right-of-way where they live. They intend to build on the property within the right-of-way after the project and sell the other.	<p>One of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical and the landowner's concerns will be considered for routing.</p> <p>The landowner concerns will be taken into consideration during design and construction planning phases.</p> <p>Reasonable efforts will be made to minimize impacts to landowners. In the event that tree removal negatively impacts landowners, Trans Mountain will work with landowners to resolve concerns in a manner that meets technical standards and protects the safety of workers and the public.</p> <p>Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html> Pipeline Regulation in Canada: A Guide for Landowners and the Public.</p>	Volume 2 – Lands Information Volume 4B – Project Design and Execution – Construction
	[Landowner concern:] Wetland stream near back of property.	<p>As part of Trans Mountain's commitment to environmental protection, Trans Mountain will minimize potential adverse impacts to wetlands by expediting construction in and around wetlands, by restoring wetlands to their original configurations and contours, by segregating topsoil during excavation, by permanently stabilizing upland areas near wetlands as soon as possible after backfilling, by inspecting the right-of-way periodically during and after construction, and by repairing any erosion control or restoration features until permanent revegetation is successful. Trans Mountain will comply with the applicable permit conditions issued by federal, provincial and local permitting agencies to restore baseline wetland function.</p> <p>Trans Mountain is committed to environmental stewardship. Detailed EPPs have been developed for the Project.</p>	Volume 5A – ESA – Biophysical
	Landowner is concerned about the aquifer as it is the only source of drinking water in Chilliwack.	<p>Trans Mountain will assess water quality and/or quantity changes to nearby groundwater which may result in adverse effects for other stakeholder or environmental receptors. Trans Mountain will review existing geological, hydrogeological and other information to determine potential hydrogeological conditions along the pipeline right-of-way and proposed facilities; GIS mapping and assessment strategies will be applied. Trans Mountain will develop site-specific hydrogeological investigation activities that may include field verified surveys, hydraulic response testing, monitoring requirements and water quality parameter surveys.</p> <p>Trans Mountain will be assessing the potential effects of spills during construction and operation of the proposed pipeline. This is a requirement of the NEB (<i>i.e.</i>, the federal regulator) and will be addressed in the Environmental and Socio-Economic Assessment. The following key issues will be addressed:</p> <ul style="list-style-type: none"> · groundwater use requirements and the ability of the local groundwater resources to provide sustainable supply; · release of drilling mud during horizontal direction drilling of watercourses into surface water or aquifer formation; · damage to structures due to compaction during dewatering (if required); · release of uncontrollable artesian flows; · water quality or quantity changes to nearby groundwater which may result in adverse effects for other stakeholder or environmental receptors; · surface water quality and quantity; and · effects of accidental spills and spill response. 	Volume 5A – ESA – Biophysical

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Environmental Concerns (continued)	[Landowner noted] the house corner on this property sunk due to an underground empty aquifer and required \$50,000 jacking of corner to make it level again. Four other houses at the end of the street are also settled.	Trans Mountain will assess water quality and/or quantity changes to nearby groundwater which may result in adverse effects for other stakeholder or environmental receptors. Trans Mountain will review existing geological, hydrogeological and other information to determine potential hydrogeological conditions along the pipeline right-of-way and proposed facilities; GIS mapping and assessment strategies will be applied. Trans Mountain will develop site-specific hydrogeological investigation activities that may include field verified surveys, hydraulic response testing, monitoring requirements and water quality parameter surveys.	Volume 5A – ESA – Biophysical
	[Landowner noted] this is an organic farm.	Mitigation that addresses equipment cleaning, the restriction of herbicides for weed management, the use of non-toxic hydraulic fluids and lubricants in equipment, disposal of construction materials and garbage and soil management considerations have been identified within the Agricultural Management Plan for construction on organic fields. Additionally, the EPP will provide mitigation practices for crossing organic farms. Maintenance practices will also recognize sensitivity of organic farm operations.	Volume 5B – ESA – Socio-Economic
	Landowner has decided that they don't want to see further pipeline activity. They are concerned with the potential damage to the aquifer should there ever be a spill.	Trans Mountain will assess water quality and/or quantity changes to nearby groundwater which may result in adverse effects for other stakeholder or environmental receptors. Trans Mountain will review existing geological, hydrogeological and other information to determine potential hydrogeological conditions along the pipeline right-of-way and proposed facilities; GIS mapping and assessment strategies will be applied. Trans Mountain will develop site-specific hydrogeological investigation activities that may include field verified surveys, hydraulic response testing, monitoring requirements and water quality parameter surveys. Trans Mountain will be assessing the potential effects of spills during construction and operation of the proposed pipeline. This is a requirement of the NEB (<i>i.e.</i> , the federal regulator) and will be addressed in the Environmental and Socio-Economic Assessment. The following key issues will be addressed: <ul style="list-style-type: none"> · groundwater use requirements and the ability of the local groundwater resources to provide sustainable supply; · release of drilling mud during horizontal directional drilling of watercourses into surface water or aquifer formation; · damage to structures due to compaction during dewatering (if required); · release of uncontrollable artesian flows; · water quality or quantity changes to nearby groundwater which may result in adverse effects for other stakeholder or environmental receptors ; and · surface water quality and quantity. 	Volume 5A – ESA – Biophysical Volume 7 – Risk Assessment and Management of Pipeline and Facility Spills
	Note: There is a stream on the property that requires a fisheries permit when cleaning. The existing pipeline is shallow through the stream.	Road levelling, landscaping and other changes to ground conditions after a pipeline has been installed (often decades after) can result in the depth of the ground cover changing over time. Trans Mountain will investigate the reported shallow depth of cover. If necessary, remediation plans will be developed.	Volume 5A – ESA – Biophysical
	Landowners are concerned about the new and existing pipelines rising up over time as they deep till to a 1 m depth.	Road levelling, landscaping and other changes to ground conditions after a pipeline has been installed (often decades after) can result in the depth of the ground cover changing over time. It is also recognized that changes to land uses may impact the existing and proposed pipelines. Trans Mountain will investigate depth of cover and future agricultural practices. If necessary, remediation plans will be developed.	Volume 4C – Project Design and Execution – Operations and Maintenance
	Landowner is concerned with the heat from the existing 24" pipeline. The heat enables the crops over top of the pipeline to mature faster than the adjacent crops, which sometimes causes problems with harvest.	Trans Mountain is working with landowners to reduce the potential disturbance to agricultural lands and disruption of agricultural practices during construction. Appropriate mitigation (<i>e.g.</i> , soil handling, erosion control) and monitoring activities will be implemented during construction to maximize reclamation success. Additional special reclamation measures will be applied, as required, to return the disturbed areas to a stable and maintenance-free condition. As part of the proposed PCEM program, Trans Mountain will monitor revegetation growth on the construction right-of-way and implement remedial measures where necessary. An Agricultural Management Plan has been developed to particularly reduce effects on agriculture, which includes measures related to weed management, re-seeding, soil compaction, livestock access, drainage and irrigation lines, management of crop disruption, and crop and productivity loss.	Volume 2 – Land Information Volume 5B – ESA – Socio-Economic

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Environmental Concerns (continued)	[Landowner advised] that in the creek on subject property, there are frogs that are a species at risk.	During the 2012 and 2013 field seasons, a number of environmental and engineering field programs were undertaken for the TMEP. These programs took place in Alberta and BC, and involved the work of a number of teams in various disciplines. Through the development of thousands of kilometres of pipelines, there has been a number of mitigation strategies developed that can be employed to minimize impacts to wildlife and species at risk. These can range from avoiding important wildlife periods through the timing of construction to conducting detailed surveys immediately prior to construction. The EPP provides mitigation practices for those wildlife species to be encountered.	Volume 4B – Project Design and Execution – Construction Volume 5A – ESA – Biophysical
	Landowner and occupant have approached TMEP in regards to getting an easement on the Kinder Morgan property in order to run a road to keep the gravel truck traffic separate from the public road. The occupant also advised that there are harmonic vibrations with 100 trucks a day travelling through. With the pipe floating on peat this could cause another break in the pipe.	Trans Mountain will investigate the conditions and work with the landowner and occupant to address their need for a road across, or in proximity to Trans Mountain facilities. An engineering assessment will be conducted as may be necessary.	Volume 2, Section 5.4 – Land Acquisition Process Volume 7 – Risk Assessment and Management of Pipeline and Facility Spills
	[Landowner noted]: This farm is organic. There is a significant encroachment on Trans Mountain's right-of-way at [removed address] Road. In 1999, the landowner called KMC to locate a line for some fill they wanted to dump on the right-of-way. While locating the line, Trans Mountain's Pipeline Maintenance (PLM) crew discovered that part of the house and deck were built on the right-of-way. The owner advised that a building permit for a house addition was issued in 1991 by the City. Upon review of the file one can see that this issue was discussed with the City to prevent any future encroachments on the right-of-way.	Trans Mountain is working with landowners to reduce the potential disturbance to agricultural lands and disruption of agricultural practices during construction. Appropriate mitigation (e.g., soil handling, erosion control) and monitoring activities will be implemented during construction to maximize reclamation success. Additional special reclamation measures will be applied, as required, to return the disturbed areas to a stable and maintenance-free condition. An Agricultural Management Plan has been developed to particularly reduce effects on agriculture, which includes measures related to weed management, re-seeding, soil compaction, livestock access, drainage and irrigation lines, management of crop disruption, and crop and productivity loss. The nature and potential effects of the past encroachment onto the right-of-way has been addressed and no further action is required. Along the pipeline, potential encroachments are monitored closely to avoid possible potential impacts to the pipeline(s) and other third-party developments.	Volume 4B – Project Design and Execution – Construction
	Landowners have concerns in regards to the environmental impact the pipeline will have on the land. Also, they are concerned about the impact this project will have on their personal lives. They mentioned there has been a notable increase in loss of privacy, rules and regulations and a significant curtailing of what they are allowed to do on their own property. They are also concerned with their business during the time of construction. The landowners advised it will cost the business more than it can afford.	A detailed EPP will be submitted to the NEB as part of the Application, which will document every linear metre of the construction right-of-way and mitigation strategies to help avoid or minimize environmental impacts from construction. Reasonable efforts are made to minimize impact to landowners. Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html > Pipeline Regulation in Canada: A Guide for Landowners and the Public.	Volume 4B – Project Design and Execution – Construction
	Landowners are concerned about loss of [fruit] crops as a result of construction of the pipeline.	Trans Mountain is working with landowners to reduce the potential disturbance to agricultural lands and disruption of agricultural practices during construction. Appropriate mitigation (e.g., soil handling, erosion control) and monitoring activities will be implemented during construction to maximize reclamation success. Additional special reclamation measures will be applied, as required, to return the disturbed areas to a stable and maintenance-free condition. An Agricultural Management Plan has been developed to particularly reduce effects on agriculture, which includes measures related to weed management, re-seeding, soil compaction, livestock access, drainage and irrigation lines, management of crop disruption, and crop and productivity loss. Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html > Pipeline Regulation in Canada: A Guide for Landowners and the Public.	Volume 4B – Project Design and Execution – Construction

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Environmental Concerns (continued)	Landowner is concerned about the replacement of fences following construction.	Trans Mountain is committed to best practices in reclamation, always striving for opportunities leading to advancement. As with all of its construction projects, Trans Mountain will reclaim any areas that are affected by the Project. Trans Mountain is committed to full reclamation of the pipeline right-of-way and surrounding areas following construction.	Volume 4B – Project Design and Execution – Construction
	Landowner is concerned about large maple tree south of the surface right-of-way.	In the event that tree removal negatively impacts landowners, TMEP will work with landowners to resolve concerns in a manner that meets technical standards and protects the safety of workers and the public. Reasonable efforts will be made to minimize impacts to landowners. Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html > Pipeline Regulation in Canada: A Guide for Landowners and the Public.	Volume 2, Section 5.0 Land Relations, Rights and Acquisition Volume 4B – Project Design and Execution – Construction
	Eagle's nest on property, [removed name] Creek has fish.	Trans Mountain will work with Environment Canada and comply with the <i>Migratory Birds Convention Act</i> Migratory Birds Sanctuary Regulations as well as any provincial and territorial wildlife agencies related to the Project components and impacts. Clearing and preconstruction activities will be conducted outside the minimum migratory bird RAP of May 1 to July 31 (varies by location) where practical. In the event the schedule changes and clearing activities are planned during the migratory bird RAP, a migratory bird nest sweep will be conducted. In the event an active nest is found, a protective buffer will be established around the nest. The size of the buffer will be influenced by the status of the bird.	Volume 5A – ESA – Biophysical
	Landowner wondered if fences would have to come down. Land agent advised yes and there would be temporary fences during construction.	Trans Mountain is committed to reclamation of the pipeline right-of-way and surrounding areas following construction. Following construction, Trans Mountain aims to return the right-of-way to preconstruction conditions, to the extent possible. The installation of temporary fences will depend on specific circumstances.	Volume 4B – Project Design and Execution – Construction
	Landowner lives near a tank farm and has strong opinions regarding the oil spill that occurred [in the past]. They are not willing to grant consent at this time. There is also a new residence under construction.	Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again pursue consent from the landowner. Safety is a top priority and is at the core of Trans Mountain as a company. Dedicated staff work to maintain the integrity of the pipeline through Trans Mountain's maintenance, inspection and awareness programs. While no spill is acceptable to Trans Mountain, accidents can happen. ERPs are constantly being updated to keep them current. The plans are location-specific, identify locations of emergency response materials and equipment, and are regularly practiced through field deployment exercises. Trans Mountain is prepared not only for oil releases, but for a variety of other emergencies as well, such as fire, security breaches and natural disasters including earthquakes, floods, lightning strikes and avalanches. Teams prepare for these worst-case scenarios using the Trans Mountain ERP and the Incident Command System. As part of an ongoing commitment to safety and environmental protection, Trans Mountain takes responsibility for the clean-up and remediation of spills by responding immediately to any release from the pipeline system. Trans Mountain works with pre-qualified and trained consultants and contractors to ensure any spill is cleaned up as quickly as possible while ensuring the safety of the public and minimizing impacts to the environment.	Volume 2, Section 5.0 Land Relations, Rights and Acquisition Volume 4B – Project Design and Execution – Operations and Maintenance Volume 7, Section 6.0 – Potential Effects of Pipeline Releases
	Landowners had many questions regarding timing of construction. Landowner operates a construction company on property and they have a storage yard on the south side of the right-of-way.	Pipeline construction is a sequential series of activities which do not remain in one area for an extended period of time. It is expected that pipeline construction will take place over three construction seasons (two in summer and one in winter). Trans Mountain has not finalized the pipeline route or construction plans but will investigate landowners' concerns in detail as plans are being developed.	Volume 4B – Project Design and Execution – Construction

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Environmental Concerns (continued)	Note: This is a wildlife conservation and breeding centre.	<p>Trans Mountain is fully committed to environmental management, protection and stewardship of the land during the construction and operation of all its facilities.</p> <p>A comprehensive environmental and socio-economic assessment will be completed for the Project. There will be over 30 environmental surveys completed by local and regional biologists and resource specialists. The results of the surveys will be incorporated into an application to be submitted to the NEB for review and approval. Species of special status and their habitats will be identified and assessed as part of this Project.</p> <p>Through the development of thousands of kilometres of pipelines, there have been a number of mitigation strategies developed that can be employed to minimize impacts to wildlife and wildlife habitat. These can range from avoiding important wildlife periods through the timing of construction to conducting detailed surveys immediately prior to construction.</p> <p>Pipeline construction is a sequential series of activities, which do not remain in one area for an extended period of time. A detailed EPP will be submitted to the NEB as part of the Application, which will document every linear metre of the construction right-of-way and mitigation strategies to help avoid or minimize environmental impacts from construction.</p> <p>Where practical, the route will remain within the existing TMPL right-of-way, which will minimize new disturbances to ecological communities.</p>	Volume 5A – ESA – Biophysical
	Landowners advise they have extensive landscape plans in the backyard, which relies upon the centre line of the existing pipe. If the new pipe is installed, the landscaping plans must be changed.	<p>One of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical. The landowner's development plans will be investigated for routing and design consideration.</p> <p>Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. These landowners will then work with the lands teams to reach jointly equitable solutions.</p> <p>The NEB has produced a guide for landowners and the public that provides details about the regulatory process governing pipeline projects. This information is available on the NEB website (www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctptn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html)> Pipeline Regulation in Canada: A Guide for Landowners and the Public).</p>	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowners advised that they have large trees (hemlocks) on the other side of their fence and wonder if the trees will have to be removed.	<p>Reasonable efforts will be made to minimize impacts to landowners. In the event that tree removal negatively impacts landowners, Trans Mountain will work with landowners to resolve concerns in a manner that meets technical standards and protects the safety of workers and the public.</p> <p>Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctptn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html> Pipeline Regulation in Canada: A Guide for Landowners and the Public.</p>	Volume 2, Section 5.4 – Lands Acquisition Process Volume 4B – Project Design and Execution - Construction
	Landowner was very concerned about what a pipeline right-of-way would do to the value of [their] property.	<p>Trans Mountain appreciates that land devaluation is a concern and Trans Mountain has been investigating potential impacts upon properties for sale – both with easements and without easements. To date, Trans Mountain's investigations have not shown a measurable effect; however, Trans Mountain will continue to monitor this situation.</p> <p>Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. Trans Mountain works with landowners along its pipeline network to reach jointly equitable solutions for the Project. A key objective is to treat each landowner fairly and equitably.</p> <p>In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that the company will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctptn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html> Pipeline Regulation in Canada: A Guide for Landowners and the Public.</p>	Volume 2, Section 5.4 – Lands Acquisition Process Volume 2, Section 4.0 – Pipeline Route and Facility Siting

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Land Value	Landowners are concerned that if the pipeline goes through the property it will seriously devalue their home value. They suggested that they would be seeking a total purchase of the property.	<p>Trans Mountain appreciates that land devaluation is a concern and Trans Mountain has been investigating potential impacts upon properties for sale – both with easements and without easements. To date, Trans Mountain’s investigations have not shown a measurable effect; however, Trans Mountain will continue to monitor this situation.</p> <p>Trans Mountain’s goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. Trans Mountain works with landowners along its pipeline network to reach jointly equitable solutions for the Project. A key objective is to treat each landowner fairly and equitably.</p> <p>In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that the company will follow to address differences of opinions as part of the routing review and approval process.</p>	<p>Volume 2, Section 5.4 – Lands Acquisition Process</p> <p>Volume 2, Section 4.0 – Pipeline Route and Facility Siting</p>
	Landowners refused to sign the consent to survey as the land is for sale and they are concerned with the effect the proposed Project will have on the sale of the property.	<p>Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again pursue consent from the landowner. Otherwise, Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.</p> <p>Trans Mountain appreciates that land devaluation is a concern and Trans Mountain has been investigating potential impacts upon properties for sale – both with easements and without easements. To date, Trans Mountain’s investigations have not shown a measurable effect; however, Trans Mountain will continue to monitor this situation.</p> <p>Trans Mountain’s goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. Trans Mountain works with landowners along its pipeline network to reach jointly equitable solutions for the Project. A key objective is to treat each landowner fairly and equitably.</p> <p>In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that the company will follow to address differences of opinions as part of the routing review and approval process.</p>	<p>Volume 2, Section 5.4 – Lands Acquisition Process</p> <p>Volume 2, Section 4.0 – Pipeline Route and Facility Siting</p>
	The City will not give consent to access the [removed name] site at this time due to ongoing negotiations to sell the property.	<p>Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again pursue consent from the landowner. Otherwise, Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.</p> <p>Trans Mountain appreciates that land devaluation is a concern and Trans Mountain has been investigating potential impacts upon properties for sale – both with easements and without easements. To date, Trans Mountain’s investigations have not shown a measurable effect; however, Trans Mountain will continue to monitor this situation.</p> <p>Trans Mountain’s goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. Trans Mountain works with landowners along its pipeline network to reach jointly equitable solutions for the Project. A key objective is to treat each landowner fairly and equitably.</p> <p>In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that the company will follow to address differences of opinions as part of the routing review and approval process.</p>	<p>Volume 2, Section 5.4 – Lands Acquisition Process</p> <p>Volume 2, Section 4.0 – Pipeline Route and Facility Siting</p>
	<p>Landowner does not want the expansion of the existing right-of-way or new right-of-way through their property as it may lower the value of the land. The landowner did not want TEK people on their property and when they were asked if the crews could access without the TEK group they said there was no need as Trans Mountain would not be doing a survey on their property.</p> <p>Landowner advised they had granted permission for their neighbours to use the Trans Mountain right-of-way for access into the neighbours’ property. They do not want their neighbours’ access to be restricted at time of construction.</p>	<p>Trans Mountain appreciates that land devaluation is a concern and Trans Mountain has been investigating potential impacts upon properties for sale – both with easements and without easements. To date, Trans Mountain’s investigations have not shown a measurable effect; however, Trans Mountain will continue to monitor this situation.</p> <p>Trans Mountain’s goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. Trans Mountain works with landowners along its pipeline network to reach jointly equitable solutions for the Project. A key objective is to treat each landowner fairly and equitably.</p> <p>In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that the company will follow to address differences of opinions as part of the routing review and approval process.</p>	<p>Volume 2, Section 5.4 – Lands Acquisition Process</p> <p>Volume 2, Section 4.0 – Pipeline Route and Facility Siting</p>

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Land Value (continued)	Landowners are concerned about having to take more easement. A small parcel of land and more easement could affect land values. Like [their] neighbour, did not like the term legal survey ("legal surveys" struck out on consent form). Landowner sold some of this land 15 months ago but still owns this tract.	<p>Trans Mountain appreciates that land devaluation is a concern and Trans Mountain has been investigating potential impacts upon properties for sale – both with easements and without easements. To date, Trans Mountain's investigations have not shown a measurable effect; however, Trans Mountain will continue to monitor this situation.</p> <p>Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. Trans Mountain works with landowners along its pipeline network to reach jointly equitable solutions for the Project. A key objective is to treat each landowner fairly and equitably.</p> <p>In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that the company will follow to address differences of opinions as part of the routing review and approval process.</p>	<p>Volume 2, Section 5.4 – Lands Acquisition Process</p> <p>Volume 2, Section 4.0 – Pipeline Route and Facility Siting</p>
	There is no access to their property from [removed name] Road; however, Kinder Morgan can construct a culvert across their ditch and leave it for the owners' use. The owners also own the water rights fed by [removed name] Creek; however, there is no water line. The owners are interested in selling their property. Landowners obtained the water rights when they bought the property. It was once one large lot and when the previous owner subdivided, the water rights were given to their property. Kinder Morgan will pay for any damages.	<p>Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctn/pplnrgltncond/pplnrgltncond_ndx-eng.html> Pipeline Regulation in Canada: A Guide for Landowners and the Public.</p>	<p>Volume 2, Section 5.0 – Land Relations, Rights and Acquisition</p> <p>Volume 4B – Project Design and Execution - Construction</p>
	Landowner is having issues with trash left on the hydro right-of-way. This is the power line running to the pump station, north of [town name removed]. Landowner also advised that water has backed up and ruined their well. They said they are having to drill another. They further advised the overflow has been dammed and is still entering the well.	<p>Trans Mountain will assess water quality and/or quantity changes to nearby groundwater which may result in adverse effects for other stakeholder or environmental receptors. Trans Mountain will review existing geological, hydrogeological and other information to determine potential hydrogeological conditions along the pipeline right-of-way and proposed facilities; GIS mapping and assessment strategies will be applied. Trans Mountain will develop site-specific hydrogeological investigation activities that may include field verified surveys, hydraulic response testing, monitoring requirements and water quality parameter surveys.</p> <p>Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. The lands team will then work with landowners to reach jointly equitable solutions. Trans Mountain will consult with the landowner and investigate conditions reported.</p>	<p>Volume 5A – ESA – Biophysical</p>
Legacy	Landowner mentioned that Operations cleared the right-of-way in the fall of 2011. They stated that 30 m was cleared and they lost some extra brush.	<p>Operating and building pipeline infrastructure affects many along the route and Trans Mountain recognizes the potential impact to its neighbours and communities in proximity to operating areas. Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. The lands team will then work with the landowner to reach jointly equitable solutions for the Project. Trans Mountain has since been on this property to do operational work and the owner was happy with the extra work that was put in. Trans Mountain called the owner to make sure there were no outstanding issues but the owner has not responded.</p>	<p>Volume 2, Section 5.0 – Land Relations, Rights and Acquisition</p> <p>Volume 4B – Project Design and Execution - Construction</p>
	Landowner showed land agent a vent marking on their property that they would like taken out.	<p>Operating and building pipeline infrastructure affects many along the route and Trans Mountain recognizes the potential impact to its neighbours and communities in proximity to operating areas. Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably for those who may be directly affected by the Project.</p> <p>The vent marker has been removed from the owner's property and there have been no other issues reported.</p>	<p>Volume 3B – Aboriginal Engagement</p> <p>Volume 4B – Project Design and Execution - Construction</p>
	Operations was clearing on the property around the middle of September and as yet has not finished the clean-up. The landowners would like to have this completed.	<p>Treating landowners – the people who have land agreements with Trans Mountain – and neighbours fairly and equitably is a cornerstone of the relationships Trans Mountain has developed and maintained in communities along the TMPL system.</p> <p>The trees have since been chipped and the area cleaned. The landowners are satisfied with the work completed.</p>	<p>Volume 2, Section 5.0 – Land Relations, Rights and Acquisition</p>
	The landowners advised that some of the surveys have already been done on this property. The landowners are not happy with the water course crossing surveyors entering their land without notification	<p>Trans Mountain works with landowners along its pipeline network and will provide notification to the landowner prior to access or the commencement of any work.</p> <p>Trans Mountain will investigate the conditions reported and contact the landowner again to advise. Procedures and records for notification will be reviewed to ensure compliance.</p>	<p>Volume 2, Section 5.0 – Land Relations, Rights and Acquisition</p>

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Legacy (continued)	<p>Legacy needs to be resolved if landowners are to grant survey consent - July 30, 2012. Landowners explained that [company name removed] and Kinder Morgan had a dispute over farming practices and the matter was reviewed by the NEB. According to the landowners they were successful in their claim and they continued to farm as they did before. The experience set a negative tone with the landowners and they are not prepared to sign the survey consent form without having time to think about the matter. They further advised that there is a small severance on the west side of the road where Kinder Morgan has placed an access road to access their right-of-way. The noted access is attracting parties and other trespassers to enter their property. They propose Kinder Morgan purchase this small severance. The landowners would prefer to have the area purchased. They further stated that in their opinion the existing right-of-way is not legal because Kinder Morgan did not register the plan within the time allotted after registering the easement document. A letter from the landowners was received and stated that upon obtaining legal advice they would be unable to sign the agreement unless it was amended. The amending clause and reasoning is included in the letter.</p>	<p>As a long-time industry and community member, Trans Mountain is committed to working with residents, regulatory authorities and other stakeholders on community, cultural and environmental initiatives.</p> <p>Reasonable efforts is made to minimize impact to landowners and neighbours from staking to final clean-up. Trans Mountain is open to a discussion about restricting access to the public in areas where there may be a concern. In the past, KMC has erected gates to restrict access to the public.</p> <p>Trans Mountain will continue ongoing discussion with the landowner and work towards suitable resolution.</p>	<p>Volume 2, Section 5.4 – Lands Acquisition Process</p> <p>Volume 4B – Project Design and Execution - Construction</p>
	<p>Occupant advised that [they are] refraining from signing the survey consent form due to a legacy issue with Kinder Morgan. The occupant further advised that only one land agent is to contact him about this matter.</p> <p>Occupant advised that [they do] not feel they should be signing the consent form as it is their opinion that permissions can be given by Crown lands. The occupant advised that [they] would provide a letter granting survey consent, but would not sign the survey form. The land agent did not receive any letter and could no longer get a hold of the occupant.</p>	<p>As a long-time industry and community member, Trans Mountain is committed to working with residents, regulatory authorities and other stakeholders on community, cultural and environmental initiatives.</p> <p>Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtcptn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html> Pipeline Regulation in Canada: A Guide for Landowners and the Public.</p>	<p>Volume 2, Section 5.4 – Lands Acquisition Process</p>
	<p>[Landowner] advised that he had negative experience with Kinder Morgan in the past regarding the addition of some fill on the property and within the statutory right-of-way area when improving his easterly access.</p>	<p>As a long-time industry and community member, Trans Mountain is committed to working with residents, regulatory authorities and other stakeholders on community, cultural and environmental initiatives.</p> <p>Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtcptn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html> Pipeline Regulation in Canada: A Guide for Landowners and the Public. Further discussions with the landowner will be deferred until route design and construction planning has been completed.</p>	<p>Volume 2, Section 5.0 – Land Relations, Rights and Acquisition</p>
	<p>Landowner advised that there have been trespass issues by Kinder Morgan staff in the past.</p>	<p>Trans Mountain works with landowners along its pipeline network and will provide notification to the landowner prior to access or the commencement of any work.</p> <p>A key objective is to treat each landowner fairly and equitably. Reasonable efforts will be made to minimize impacts to landowners.</p>	<p>Volume 2, Section 5.0 – Land Relations, Rights and Acquisition</p>
	<p>Landowner is not favourable to allow surveys over the entire property. They have had issues in the past with Trans Mountain staff accessing through their remainder property instead of accessing within the existing right-of-way. They indicated the right-of-way is there for access as well and needs to be respected. As the property is 5 miles away from their residence, they do not want contractors over all of their property indicating this has happened in the past without their consent and they did not appreciate this.</p>	<p>Trans Mountain works with landowners along its pipeline network and will provide notification to the landowner prior to access or the commencement of any work.</p> <p>A key objective is to treat each landowner fairly and equitably. Reasonable efforts will be made to minimize impacts to landowners. Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again pursue survey consent from the landowner. Otherwise, Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.</p>	<p>Volume 2, Section 5.0 – Land Relations, Rights and Acquisition</p>

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Legacy (continued)	Landowner is very unhappy. They are very angry with Trans Mountain due to an issue about 5 years ago where a line (possible rectifier line) was installed off of the TMPL right-of-way. Landowner was approached by a land agent at the time, but was dissatisfied with the compensation – no settlement was made. They have never heard from Trans Mountain again regarding this matter.	As a long-time industry and community member, Trans Mountain is committed to working with residents, regulatory authorities and other stakeholders on community, cultural, and environmental initiatives. Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtcptn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html > Pipeline Regulation in Canada: A Guide for Landowners and the Public.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowner advised that some trees on the right-of-way were removed, which upset [them].	Reasonable efforts will be made to minimize impacts to landowners. In the event that tree removal negatively impacts landowners, Trans Mountain will work with landowners to resolve concerns in a manner that meets technical standards and protects the safety of workers and the public. Trans Mountain will investigate the conditions reported and contact the landowner again to advise.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition Volume 4B – Project Design and Execution - Construction
	Landowners advised the land agent that every year Trans Mountain cleans the ditches that are within the right-of-way area. This has not happened yet this year according to the landowner and they are concerned that heavy rain could flood their fields if the ditch is not cleaned. July 19, 2013 - Landowner advised the ditch is full of weeds and wants it cleaned up. They said the last time [they] did it they used their trencher and apparently they got too close to the pipeline. KMC had told them the next time they want to clean it they should call them and let KMC operations clean it. Landowner said they have requested this several times ([land agent] don't know who [they] spoke with) but nothing has happened. They said if [they don't] hear back soon they are going to go forward and clean the ditch themselves again (and they might hit the pipe).	Reasonable efforts will be made to minimize impacts to landowners. As a long-time industry and community member, Trans Mountain is committed to working with residents, regulatory authorities and other stakeholders on community, cultural and environmental initiatives. Trans Mountain initiated work to clean ditches as requested by the landowner.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition Volume 5A – ESA – Biophysical
	Landowner advised the land agent that every year the ditch on the property is cleaned by Kinder Morgan. This year landowner had to clean the ditch and would like to be compensated for their time.	Reasonable efforts will be made to minimize impacts to landowners. As a long-time industry and community member, Trans Mountain is committed to working with residents, regulatory authorities and other stakeholders on community, cultural and environmental initiatives. Trans Mountain has compensated the landowner.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition Volume 5A – ESA – Biophysical
	Landowner is upset with Kinder Morgan as they were told that KMC would relocate their several thousand dollar shed and now are not going to do so. The land agent received an email from the landowner outlining his concerns and an inquiry was made by the landowner to the local Member of Parliament's office.	As a long-time industry and community member, Trans Mountain is committed to working with residents, regulatory authorities and other stakeholders on community, cultural and environmental initiatives. Trans Mountain has successfully resolved the landowner's concerns. The encroachment has been removed and compensation has been provided.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowner advised that the entire pipeline through their land was lowered in the fall of 2001. They have had issues with their crops since the lowering. They had it laser levelled in the past and the crop has taken years to come back but it is still less yield over the area of the levelling. Land agent could see the lower corn and stood on top of the corn mower and could see small corn within the right-of-way strip.	Trans Mountain will investigate the conditions reported with respect to the existing pipeline right-of-way and contact the landowner again to advise. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowner to reach jointly equitable solutions. An Agricultural Management Plan has been developed to particularly reduce effects on agriculture, which includes measures related to weed management, re-seeding, soil compaction, livestock access, drainage and irrigation lines, management of crop disruption, and crop and productivity loss.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition Volume 5B – ESA – Socio-Economic
	The landowners would like to add fill to the SRW area adjacent to the dyke and would like KMC to contact them about this proposed fill area.	As a long-time industry and community member, Trans Mountain is committed to working with residents, regulatory authorities and other stakeholders on community, cultural and environmental initiatives. Trans Mountain has contacted the landowner and the proposal is being reviewed.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowner is unhappy with Kinder Morgan due to legacy issues. Landowner advised that they and Kinder Morgan are "in court" over the damage to 400 trees.	As a long-time industry and community member, Trans Mountain is committed to working with residents, regulatory authorities and other stakeholders on community, cultural and environmental initiatives. Trans Mountain will defer contact with this landowner until detailed design and construction planning has been completed on the parcel.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Legacy (continued)	Landowners refused survey consent due to a cut out job done in October 2012, which left a mess at the property. The landowners will not sign anything until the work is complete.	Treating landowners – the people who have land agreements with Trans Mountain – and neighbours fairly and equitably is a cornerstone of the relationships Trans Mountain has developed and maintained in communities along the TMPL system. Trans Mountain has completed reclamation of the site. Trans Mountain will again pursue consent for surveys.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowner advised they have a waterline that crosses the right-of-way. KM has dug up the right-of-way three times in the past 30 years and has broken the waterline each time.	Trans Mountain will investigate documentation to ensure water line is properly recorded to avoid disruption in the future.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	The landowner's wife advised they have had their run in with Kinder Morgan and have gone to court as a vital object was left in the right-of-way and they hit it with their hay machine. Landowner has hard feelings against Kinder Morgan after this incident.	As a long-time industry and community member, Trans Mountain is committed to working with residents, regulatory authorities and other stakeholders on community, cultural and environmental initiatives. Treating landowners – the people who have land agreements with Trans Mountain – and neighbours fairly and equitably is a cornerstone of the relationships Trans Mountain has developed and maintained in communities along the TMPL system. The issue is known to Trans Mountain and has been previously addressed with the landowner. Further discussions with the landowner will be deferred until route design and construction planning has been completed.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition Volume 6B, Section 7.0 – General Pipeline Construction Mitigation Measures
	The landowners asked about the depth of the existing pipeline.	Trans Mountain will advise the landowner of the depth of cover on the existing pipeline.	Volume 6B, Section 7.0 – General Pipeline Construction Mitigation Measures
	Landowner advised that they are not prepared to sign the consent form at this current time. They further advised if the Project goes ahead they will deal with everything then.	Trans Mountain contacts all landowners along the proposed route via phone calls, letters, electronic mail and face-to-face visits. In the event that a landowner refuses to speak with a land agent or Trans Mountain representative, Trans Mountain will continue trying to meet with the landowner and endeavour to understand and resolve any potential landowner concerns. Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again pursue survey consent from the landowner. Otherwise, Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
Miscellaneous	Land agent was unable to contact landowners after numerous attempts. No response received in regards to the information package sent to the address on the title. Process as a refusal at this time.	Trans Mountain contacts all landowners along the proposed route via phone calls, letters, electronic mail and face-to-face visits. In the event that a landowner refuses to speak with a land agent or Trans Mountain representative, Trans Mountain will continue trying to meet with the landowner and endeavour to understand and resolve any potential landowner concerns.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowners have requested a tour of the neighbouring Kinder Morgan Station.	An open, extensive and thorough engagement process on all aspects of the Project is underway along the proposed pipeline corridor between Strathcona County, AB (near Edmonton), Burnaby, BC, and the marine corridor. Engagement methods for the Project have included: direct one-on-one contact; open houses; environmental issue workshops; the establishment of a toll-free information line; and engagement initiatives by telephone and electronic means. Trans Mountain has a number of engagement activities that will remain available throughout the duration of the Project. Trans Mountain will contact the landowner to arrange a tour of the station.	Volume 3A – Public Consultation
	Landowner suggested that KMC should refrain from paying the Regional District and give the proceeds/taxes to the owners of the land. He further requested the gas line to be extended through the [removed name] area. Land agent advised that KMC does not carry gas. Landowner is aware that KMC does not carry gas but they feel the more people that know about their request the better and they requested that land agent include their comments in the contact report.	Trans Mountain will always meet its taxation obligations separately from landowner compensation. Trans Mountain will not address any issue with respect to a third-party gas line unless there is a potential impact to the TMPL. Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 3A – Public Consultation
	Land agent has continued to try and contact the landowner who runs the family ranching operation through November and December. The landowner will not return calls. The land agent advised that landowner's father has some serious health issues which may be making the Project a lesser priority at this time.	Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again pursue consent from the landowner. Otherwise, Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete. Trans Mountain contacts all landowners along the proposed route via phone calls, letters, electronic mail and face-to-face visits. In the event that a landowner refuses to speak with a land agent or Trans Mountain representative, Trans Mountain will continue to try and meet with the landowner and endeavour to understand and resolve any potential landowner concerns.	Volume 3A – Public Consultation

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Miscellaneous (continued)	Landowners refuse to sign consent until the SRW is placed back onto the title.	Trans Mountain contacts all landowners along the proposed route via phone calls, letters, electronic mail and face-to-face visits. In the event that a landowner refuses to speak with a land agent or Trans Mountain representative, Trans Mountain will continue trying to meet with the landowner and endeavour to understand and resolve any potential landowner concerns. Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again pursue consent from the landowner. Otherwise, Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete through this parcel and land acquisition process has commenced. Trans Mountain will investigate the status of the statutory right-of-way and take appropriate action.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition Volume 3A – Public Consultation
	The land agent made numerous attempts to contact the landowners, but no response was received. This is being treated as a refusal at this time.	Trans Mountain contacts all landowners along the proposed route via phone calls, letters, electronic mail and face-to-face visits. In the event that a landowner refuses to speak with a land agent or Trans Mountain representative, Trans Mountain will continue trying to meet with the landowner and endeavour to understand and resolve any potential landowner concerns. Trans Mountain will continue to pursue contact with the landowner.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition Volume 3A – Public Consultation
	Landowner wondered when pipeline will be installed.	Given the scope and magnitude of the Project, the NEB's comprehensive regulatory review could take place over two years, from late 2013 to mid-2015. If the Project is approved, construction of the Project could begin in 2016. The proposed Project could be in-service in 2017. Pipeline construction is a sequential series of activities which do not remain in one area for an extended period of time. It is expected that pipeline construction will take place over three construction seasons (two in summer and one in winter).	Volume 2, Section 2.0 Project Description Volume 4B – Project Design and Execution - Construction
	Landowners advised that they will not sign the consent as they think it's an invitation for the project to acquire their property.	Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again pursue consent from the landowner. If unsuccessful, Trans Mountain will defer further discussions with the landowner until route design and construction planning has been completed. In some cases, the NEB could grant a Right-of-Entry Order to a pipeline company where the landowner and the company are unable to reach agreement and the NEB determines the Project is in the public interest. This type of order is made under the <i>NEB Act</i> that grants a company access to and use of a defined portion of land for the purposes set out in the order – such as the building and maintaining of a pipeline. This is a long and involved process and is not the way Trans Mountain wishes to conduct its business. One of Trans Mountain's goals is to treat all landowners fairly and equitably. Trans Mountain has established and maintained relationships with landowners, neighbours and communities along the pipeline corridor for the last 60 years.	Volume 2, Section 5.3 – Land Rights
Opposed to Project	Landowner advised that they are opposed to the project. Landowner further advised that they do not even want the current hydro right-of-way on their property. Note: Landowner did not provide any contact information.	Trans Mountain contacts all landowners along the proposed route via phone calls, letters, electronic mail, and face-to-face visits. Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition Volume 3A – Public Consultation
	Landowners are opposed to the pipeline expansion. Landowner advised that absolutely no one is to enter their property on the hydro right-of-way as their deal is with BC Hydro, not Kinder Morgan.	Trans Mountain will reassess the need to enter the lands at this time. Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowners advised that they will not sign the survey consent form as they feel this would be agreeing to the project. They further advised that they do not want the project to use the hydro right-of-way.	Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again pursue consent from the landowner. If unsuccessful, Trans Mountain will defer further discussions with the landowner until route design and construction planning has been completed.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowners are very opposed to project, and want the hydro right-of-way removed. Very upset that the Project may consider the hydro right-of-way on [their] property. Advised [they] would call cops if anyone "trespassed" on [their] property.	Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowners are concerned that they already have the Trans-Canada Highway and a hydro line in the backyard and do not want any additional lines. All access was denied.	Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again attempt to contact the landowner for survey consent. Otherwise, Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowner is very upset about the pipeline proposal and refused to give any time to meet or discuss the information further. To be treated as a refusal at this time.	Trans Mountain contacts all landowners along the proposed route via phone calls, letters, electronic mail and face-to-face visits. Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowners advised that [they are] not in favor of the re-route on their property and refused to sign the consent form. They do not want the pipeline on their retirement property.	Trans Mountain will reassess the need to enter the lands at this time. Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Opposed to Project (continued)	Landowner is very upset that the surveyed area is shown on the mapping as going through part of a building. The landowner further advised that "this is his land" and hung up the phone. Land agent advised that perhaps if the mapping was amended to go around the outside of the building this could be presented to the landowner.	Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again attempt to contact the landowner for survey consent and clarify that only the study corridor might include buildings. Otherwise, Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowner is upset over dealings/negotiations with the Ministry of Highways on this property. They suggest that they still owe them money. They have lived in their house for 50 years and the house was 100 years old, which was torn down for the highway. Landowner further advised that they have had three heart attacks since the dealings with Ministry of Transportation and that their spouse has passed away during these dealings. They advised that they will not be signing the survey consent form due to these dealings with the Ministry of Transportation. Note: The owner is elderly. Please treat with care.	Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again attempt to contact the landowner for survey consent. Otherwise, Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowner does not want the project to go ahead; therefore, they would not sign the survey form.	Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowner advised that they are not interested in seeing a pipeline expansion at this time.	Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Occupant stated that they would never agree to or allow Kinder Morgan to do anything on any of their property again and that they didn't sign for the work done back in 2008. The occupant refused survey consent due to many legacy issues, which were brought up in the meeting. They also blame Kinder Morgan for their lack of business and further advised that they are still having legal issues with Kinder Morgan.	As a long-time industry and community member, Trans Mountain is committed to working with residents, regulatory authorities and other stakeholders on community, cultural and environmental initiatives. Through respectful dialogue, one of Trans Mountain's goals is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctptn/pplnrgltncond/pplnrgltncond_ndx-eng.html > Pipeline Regulation in Canada: A Guide for Landowners and the Public. Trans Mountain will defer further communications with the occupant until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowner does not consent to Trans Mountain entering, accessing, utilizing or otherwise conducting surveys, geotechnical investigations or other investigations on this property. Landowner further advised that they do not consent to these surveys and investigations as their concerns for erosion have not been relieved. Landowner explained that the future development of this property will be infringed and impeded upon.	Trans Mountain is working with the landowner to understand erosion concerns. Appropriate mitigation (e.g., soil handling, erosion control) and monitoring activities will be implemented during construction to maximize reclamation success. Additional special reclamation measures will be applied, as required, to return the disturbed areas to a stable and maintenance-free condition. Trans Mountain takes responsibility for returning any lands disrupted during construction to the same, or better condition than existed before construction (within the confines of safe right-of-way management). Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again attempt to contact the landowner for survey consent and investigate landowner's future development plans. Otherwise, Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2 – Land Information
	Landowners refused survey consent because they do not want anyone to access the property. If any persons access land it will be considered trespass.	Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again attempt to contact the landowner for survey consent. Otherwise, Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowner is not happy with the expansion of the Kinder Morgan pipeline and does not support it. They do not wish to give their consent, nor want anybody on their property. They also asked that [Trans Mountain] not contact their lawyer regarding this matter. Note this is an undivided 1/2 interest.	Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
Land is an undivided 1/2 interest. The landowner provided written consent. However, the landowner of other interest refused survey consent.	Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again attempt to contact the landowner for survey consent. Otherwise, Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition	

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
<p>Opposed to Project (continued)</p>	<p>Landowner opposes the Project and does not want Kinder Morgan entering the land to conduct surveys. They mentioned that their preference would be for Kinder Morgan to purchase this property once the project reaches the acquisition stage. The owner was unaware of the existing pipeline when they purchased this property.</p>	<p>Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. These landowners will then work with the lands teams to reach jointly equitable solutions.</p> <p>The NEB has produced a guide for landowners and the public that provides details about the regulatory process governing pipeline projects. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctptn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html> Pipeline Regulation in Canada: A Guide for Landowners and the Public.</p> <p>Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again attempt to contact the landowner for survey consent. Otherwise, Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.</p>	<p>Volume 2, Section 5.0 – Land Relations, Rights and Acquisition</p>
	<p>Landowner advised [they are] not in favor of the Project. In [their] opinion the product should be refined in Canada and not in other countries, so the Canadians are benefiting and employed. Further advised that [they do] not agree with a private company getting rich off of a Canadian resource – if the government owned the company then [they] would be more in favor of the project as the revenues would benefit Canadians. Landowner was not prepared to provide permission to survey the property at this time. Do not access this property as it will be considered trespassing.</p> <p>Landowner advised that the pipeline right-of-way is full of trees; no clearing had been done for many years; it is [their] preference not to remove the trees. Landowner also requested a casing for a water line and other utilities under the pipeline. Landowner further advised that a few years ago KMC had agreed to construct a crossing for heavy equipment over [their] property's driveway. This was never constructed. [They] request the crossing to be constructed.</p>	<p>As the world's third-largest oil producer, Canada benefits greatly from the export of national resources. Twinning the Trans Mountain will increase Canada's capacity to export these resources by facilitating the movement of oil to the West Coast for marine transport to market. It will further secure the supply of oil products to the Lower Mainland for use by BC's residents and businesses. The Project will also lead to new jobs in the short and long term, job-related training opportunities, and increases in taxes collected through all three levels of government.</p> <p>Over the life of the Project (based on an assumption of 6 years of design and construction and 30 years of operations), approximately \$355 million in increased provincial tax revenues are anticipated in BC, as well as additional municipal tax revenues of about \$600 million (\$22 million annually). Approximately \$163 million in increased provincial tax revenues are anticipated in Alberta, as well as additional municipal tax revenues of about \$100 million (\$3.2 million annually).</p> <p>Of the total construction and long-term operating expenditures related to the Project, about 63 per cent (or \$7.0 billion) is to be spent in BC and approximately 32 per cent (or \$3.5 billion) is to be spent in Alberta. The estimated job impact is 32,000 person years (full-time equivalents) of employment in BC and 17,000 person years (full-time equivalents) of employment in Alberta during construction and operations.</p> <p>It is Trans Mountain's intention to find a route for the proposed pipeline, which minimizes impact to residences and communities. Reasonable efforts will be made to minimize impacts to landowners. In the event that tree removal negatively impacts landowners, Trans Mountain will work with landowners to resolve concerns in a manner that meets technical standards and protects the safety of workers and the public.</p> <p>Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. These landowners will then work with the lands teams to reach jointly equitable solutions.</p> <p>The NEB has produced a guide for landowners and the public that provides details about the regulatory process governing pipeline projects. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctptn/pplnrgltncnd/pplnrgltncnd_ndx-eng.html> Pipeline Regulation in Canada: A Guide for Landowners and the Public.</p> <p>Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again attempt to contact the landowner for survey consent. Otherwise, Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.</p> <p>Landowner will be contacted to discuss vegetation management on existing right-of-way and issues related to equipment crossing of the pipeline.</p> <p>Trans Mountain will not address landowner's issues related to the utilities of third parties.</p>	<p>Volume 2, Section 3.0 – Project Need and Economic Feasibility</p> <p>Volume 5A – ESA – Biophysical</p> <p>Volume 5B – ESA – Socio-Economic</p>

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Opposed to Project (continued)	Landowner advised that there is access to the river on the trails on the east side of the property. Survey crews are welcome to park in the yard and walk down the trail. Also, there is a trail past the shop on the west side of the hayfield to the river from the yard. They are welcome to access the right-of-way on both sides. No one is allowed to walk the right-of-way through the hayfield, even by foot, until the hay is off. Must stop at house to gain permission for entry, absolutely no entry without consent. Horses are in the area at all times. No quads or snowmobiles will be allowed, walk in only. Keep all gates closed at all times. Landowners also advised that they are planning to sell the property in 4 or 5 years.	Trans Mountain works with landowners along its pipeline network and will provide notification to the landowner prior to access or the commencement of any work. Trans Mountain will comply with landowner's conditions of entry for surveys.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition Volume 4B – Project Design and Execution – Construction Volume 5B – ESA – Socio-Economic
	Landowners are not interested in having another line put in this right-of-way. Landowners advised that they are planning to sell the property in 4 or 5 years.	Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 5B – ESA – Socio-Economic
	Landowners would prefer not to have their property affected by the proposed works. The only concern other than potentially being impacted again, is that they erect a fence during the construction process to ensure that their children do not get near the construction area. Also maintain good dust control during the construction process.	From the commencement of staking to final clean-up, a particular parcel of land could be disrupted for 3 to 12 months. This timing is affected by variables such as winter construction where Trans Mountain cannot complete final clean-up until summer. In areas where there may be a concern regarding the safety of the public, restricted areas are established. Noise, dust and other disturbances are mitigated to avoid the impact on people near the construction. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition Volume 4B – Project Design and Execution - Construction Volume 5A – ESA – Biophysical
	No survey on any property outside of the right-of-way; this will be considered trespassing. Landowners believe the TMX project is unnecessary and potentially detrimental to the land and waterways of Vancouver and lower mainland. They are also concerned about the expansion and related construction activities, which could impact the property and adjoining lands. The realtor will be receiving and reviewing information on the landowner's behalf.	Trans Mountain has begun and will continue to engage in meaningful consultation with affected stakeholders regarding socio-economic impacts and benefits. Trans Mountain will continue trying to meet with the landowner and endeavour to understand and resolve any potential landowner concerns. Trans Mountain is committed to environmental stewardship. Detailed EPPs will be developed for the Project. Trans Mountain owns, maintains and operates dedicated spill response equipment at strategic points along the existing TMPL system.	Volume 3A – Public Consultation Volume 5B – ESA – Socio-Economic
	Landowner has concerns of an additional pipeline being placed behind his home. The spouse does not have a lot of issues and advised that they want landowner's spouse to agree to the surveys. They are to mail a copy back if they change their minds about the survey consent.	Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. The lands team will then work with landowners to reach jointly equitable solutions. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowners advised they are not opposed to the survey, but are part of an organized opposition project group. They felt if they signed it would hurt their standing with their group. They may, however, change their mind and will speak with the land agent at the open house.	Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. The lands team will then work with landowners to reach jointly equitable solutions. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowners advised they would be seeing a lawyer, and opposed the Project.	Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowner advised [they do] not want another pipe on [their] property.	Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Despite informing the landowners that the consent was only for survey work, they felt it was agreeing to the pipeline project, which they oppose.	Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again attempt to contact the landowner for survey consent. Otherwise, Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
Landowners are opposed to the Project and were unwilling to sign. Landowner further advised that they have a hydro transmission line right-of-way in their backyard as well.	Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. Trans Mountain will continue trying to meet with the landowner and endeavour to understand and resolve any potential landowner concerns.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition	

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Opposed to Project (continued)	Landowners are opposed to the Project and therefore would not sign the survey consent. They also advised there are large hydro transformers and towers on their property as well as overhead wires and lines.	Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again attempt to contact the landowner for survey consent. Otherwise, Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowner refused consent; Kinder Morgan has removed a tree and will relocate fence. Landowner has had enough Trans Mountain employees in their backyard and does not want anyone else in their yard.	Reasonable efforts will be made to minimize impacts to landowners. In the event that tree removal negatively impacts landowners, Trans Mountain will work with landowners to resolve concerns in a manner that meets technical standards and protects the safety of workers and the public. A key objective is to treat each landowner fairly and equitably. Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowner does not want another pipeline in [their] backyard	Reasonable efforts will be made to minimize impacts to landowners. A key objective is to treat each landowner fairly and equitably. Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	The two landowners answered their door and advised that they were against the Project and that they do not want Kinder Morgan in their backyard. The landowners shut the door before the land agent could give them an information package and obtain additional survey consent information.	Reasonable efforts will be made to minimize impacts to landowners. A key objective is to treat each landowner fairly and equitably. Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again attempt to contact the landowner for survey consent. Otherwise, Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowner advised [they are] not willing to give permission to survey. When the land agent asked if there were any questions or concerns [they] had about the Project the landowner said no, but still refused to give consent.	Reasonable efforts will be made to minimize impacts to landowners. A key objective is to treat each landowner fairly and equitably. Trans Mountain will continue trying to meet with the landowner and endeavour to understand and resolve any potential landowner concerns. Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again attempt to contact the landowner for survey consent. Otherwise, Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	After discussing survey consent with [spouse], [landowner] has refused to give survey consent.	Reasonable efforts will be made to minimize impacts to landowners. A key objective is to treat each landowner fairly and equitably. Trans Mountain will continue trying to meet with the landowner and endeavour to understand and resolve any potential landowner concerns. Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again attempt to contact the landowner for survey consent. Otherwise, Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowner has reviewed the NEB book and will not grant consent as [they] feel it will damage [their] rights as a landowner to grant access to do soils and other studies over the surface right-of-way that takes about half [their] property as an easement.	Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltncond/pplnrgltncond_ndx-eng.html > Pipeline Regulation in Canada: A Guide for Landowners and the Public. Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again attempt to contact the landowner for survey consent. Otherwise, Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowners refused to meet with the land agent. They would not answer their door or phone.	Trans Mountain contacts all landowners along the proposed route via phone calls, letters, electronic mail and face-to-face visits. Trans Mountain will defer further communications with the landowner until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Two out of the four landowners refused to sign as they do not want another pipeline through their farm.	Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again attempt to contact the landowners for survey consent. Otherwise, Trans Mountain will defer further communications with the landowners until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	The landowner was not willing to grant consent for surveys. No reason was given as to why the landowner refused consent.	Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again attempt to contact the landowners for survey consent. Otherwise, Trans Mountain will defer further communications with the landowners until engineering design and construction planning is complete.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Opposed to Project (continued)	Landowners advised they will not sign the consent as they feel it is a publicity stunt on behalf of Kinder Morgan. Landowners believe Kinder Morgan will issue a press release stating how many people have consented to the Project.	<p>Public input is an important part of any major pipeline Project, and will form a critical component of the application. Trans Mountain is reaching out to all landowners along the pipeline and meeting with community leaders, elected officials, environmental groups and Aboriginal Peoples to get their input, issues and perspective.</p> <p>When input is received from a member of the public or a stakeholder, the stakeholder engagement team shares that input with the relevant discipline group. For example, questions or concerns about watercourses would be directed to the Project Environment Team, who will then take the comments into account in designing their studies and in assessing impacts and developing mitigation measures.</p> <p>All input received through the Project stakeholder engagement program will be considered by the Project team in developing and designing the Project. Opportunities to provide feedback, express concerns and submit suggestions will be available through the entire process until the proposed expanded pipeline operations begin, if the Project is approved.</p> <p>Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again attempt to contact the landowners for survey consent. Otherwise, Trans Mountain will defer further communications with the landowners until engineering design and construction planning is complete.</p>	Volume 3A – Public Consultation
	Landowners refused survey consent after reviewing with their lawyer.	<p>In the event that a landowner refuses to speak with a land agent or Trans Mountain representative, Trans Mountain will continue trying to meet with the landowner and endeavour to understand and resolve any potential landowner concerns.</p> <p>Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again attempt to contact the landowners for survey consent. Otherwise, Trans Mountain will defer further communications with the landowners until engineering design and construction planning is complete.</p>	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowner advised that they are under a lot of stress as their mother has recently passed away. They further advised that they are not in favor of the Project. When asked for a verbal approval they were reluctant to even do that and told the land agent to perhaps call when the surveyors are around.	In the event that a landowner refuses to speak with a land agent or Trans Mountain representative, Trans Mountain will continue trying to meet with the landowner and endeavour to understand and resolve any potential landowner concerns.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowner advised the land agent that they are refusing to sign the survey consent form as long as there are no legal ramifications. They further advised that they did not wish to meet after asking the land agent many questions in regards to the Project.	In the event that a landowner refuses to speak with a land agent or Trans Mountain representative, Trans Mountain will continue trying to meet with the landowner and endeavour to understand and resolve any potential landowner concerns.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowner does not support the twinning of the pipeline.	<p>Trans Mountain is encouraging participation and discussion. Stakeholder and public questions, concerns and comments can help Trans Mountain to develop and build a better pipeline. This process will result in a Project application which is reflective of the needs of the community that it most directly affects. In the event that a landowner refuses to speak with a land agent or Trans Mountain representative, Trans Mountain will continue trying to meet with the landowner and endeavour to understand and resolve any potential landowner concerns.</p>	<p>Volume 2, Section 5.0 – Land Relations, Rights and Acquisition</p> <p>Volume 3A – Public Consultation</p>
	Landowners are very concerned that enlarging the right-of-way through a part of their property may hinder a subdivision plan already in progress.	<p>Reasonable efforts will be made to minimize impacts to landowners. In the event that tree removal negatively impacts landowners, Trans Mountain will work with landowners to resolve concerns in a manner that meets technical standards and protects the safety of workers and the public.</p> <p>Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltncond/pplnrgltncond_ndx-eng.html> Pipeline Regulation in Canada: A Guide for Landowners and the Public.</p>	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Routing	Landowners are concerned about the re-route through the hydro right-of-way.	<p>Reasonable efforts will be made to minimize impacts to landowners. In the event that tree removal negatively impacts landowners, TMEP will work with landowners to resolve concerns in a manner that meets technical standards and protects the safety of workers and the public.</p> <p>Through respectful dialogue, Trans Mountain's goal is to negotiate mutually-agreeable arrangements with each landowner who may be impacted by the Project. In cases where Trans Mountain is unable to reach a mutually-agreeable arrangement, the NEB has a multi-step process that Trans Mountain will follow to address differences of opinions as part of the routing review and approval process. More information about the process from the NEB is available here: www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltnrnd/pplnrgltnrnd_ndx-eng.html> Pipeline Regulation in Canada: A Guide for Landowners and the Public.</p> <p>The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities.</p>	<p>Volume 2, Section 5.0 – Land Relations, Rights and Acquisition</p> <p>Volume 2, Section 4.0 – Pipeline Route and Facility Siting</p>
	Landowners advised that the back of the property is subdivided for new home construction. Please advise the landowners as soon as possible if the pipeline routing is on this property.	<p>The route of the Project essentially follows the existing 1,150-km pipeline between Strathcona County, AB, and Burnaby, BC. Along this distance, approximately 980 km of new pipeline construction is being proposed.</p> <p>As proposed, the Project would parallel the existing pipeline route wherever practical. Where practical, the route for the proposed expanded pipeline will remain along the existing TMPL right-of-way. Where land use has changed since the pipeline went into operation in 1953, there may be a need to route parts of the new line away from the existing TMPL right-of-way. In these cases, Trans Mountain will look at alternatives through comprehensive routing studies in combination with its consultation process. Reasonable efforts will be made to minimize impacts to landowners.</p> <p>The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.</p>	<p>Volume 2, Section 4.0 Pipeline Route and Facility Siting</p> <p>Volume 4A – Project Design and Execution – Engineering</p>
	Company official advised that a special general meeting will need to be held with all property owners if it is determined that the hydro right-of-way is the preferred route.	<p>The route of the proposed TMEP essentially follows the existing 1,150-km pipeline between Strathcona County, AB, and Burnaby, BC. Along this distance, approximately 980 km of new pipeline construction is being proposed.</p> <p>As proposed, the TMEP would parallel the existing pipeline route wherever practical. Where practical, the route for the proposed expanded pipeline will remain along the existing TMPL right-of-way. Where land use has changed since the pipeline went into operation in 1953, there may be a need to route parts of the new line away from the existing TMPL right-of-way. In these cases, Trans Mountain will look at alternatives through comprehensive routing studies in combination with its consultation process. Reasonable efforts will be made to minimize impacts to landowners.</p>	<p>Volume 2, Section 4.0 Pipeline Route and Facility Siting</p> <p>Volume 4A – Project Design and Execution – Engineering</p>
	Landowner advised that there are plans for a future subdivision. Landowner is not completely happy with the possibility of a future pipeline going along the proposed corridor.	<p>The route of the TMEP essentially follows the existing 1,150-km pipeline between Strathcona County, AB, and Burnaby, BC. Along this distance, approximately 980 km of new pipeline construction is being proposed.</p> <p>As proposed, the TMEP would parallel the existing pipeline route wherever practical. Where practical, the route for the proposed expanded pipeline will remain along the existing TMPL right-of-way. Where land use has changed since the pipeline went into operation in 1953, there may be a need to route parts of the new line away from the existing TMPL right-of-way. In these cases, Trans Mountain will look at alternatives through comprehensive routing studies in combination with its consultation process. Reasonable efforts will be made to minimize impacts to landowners.</p>	<p>Volume 2, Section 4.0 Pipeline Route and Facility Siting</p> <p>Volume 4A – Project Design and Execution – Engineering</p>
	Occupant is concerned with the shape of the study corridor area shown on the mapping. Occupant advised that [they have] plans for a resort development.	<p>The route of the proposed TMEP essentially follows the existing 1,150-km pipeline between Strathcona County, AB, and Burnaby, BC. Along this distance, approximately 980 km of new pipeline construction is being proposed.</p> <p>As proposed, the TMEP would parallel the existing pipeline route wherever practical. Where practical, the route for the proposed expanded pipeline will remain along the existing TMPL right-of-way. Where land use has changed since the pipeline went into operation in 1953, there may be a need to route parts of the new line away from the existing TMPL right-of-way. In these cases, Trans Mountain will look at alternatives through comprehensive routing studies in combination with its consultation process. Reasonable efforts will be made to minimize impacts to landowners and occupants.</p>	<p>Volume 2, Section 4.0 Pipeline Route and Facility Siting</p> <p>Volume 4A – Project Design and Execution – Engineering</p>

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Routing (continued)	Landowners and occupant advised that they are not against the project, but will have major input if the pipeline is routed through the property.	<p>The route of the TMEP essentially follows the existing 1,150-km pipeline between Strathcona County, AB, and Burnaby, BC. Along this distance, approximately 980 km of new pipeline construction is being proposed.</p> <p>As proposed, the TMEP would parallel the existing pipeline route wherever practical. Where practical, the route for the proposed expanded pipeline will remain along the existing TMPL right-of-way. Where land use has changed since the pipeline went into operation in 1953, there may be a need to route parts of the new line away from the existing TMPL right-of-way. In these cases, Trans Mountain will look at alternatives through comprehensive routing studies in combination with its consultation process. Reasonable efforts will be made to minimize impacts to landowners and occupants.</p>	<p>Volume 2, Section 4.0 Pipeline Route and Facility Siting</p> <p>Volume 4A – Project Design and Execution – Engineering</p>
	Occupant receives [their] drinking water from [removed name] Creek. Would like to know method of pipeline crossing.	<p>The design and construction planning for stream crossing is not complete. A number of construction methods are available for pipeline installation and will be determined based on conditions and circumstances at each crossing.</p> <p>Trans Mountain will assess water quality and/or quantity changes to nearby groundwater which may result in adverse effects for other stakeholder or environmental receptors. Trans Mountain will review existing geological, hydrogeological and other information to determine potential hydrogeological conditions along the pipeline right-of-way and proposed facilities; GIS mapping and assessment strategies will be applied. Trans Mountain will develop site-specific hydrogeological investigation activities that may include field verified surveys, hydraulic response testing, monitoring requirements and water quality parameter surveys.</p> <p>Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline.</p>	<p>Volume 4A – Project Design and Execution – Engineering</p> <p>Volume 6B – Pipeline Environmental Protection Plan</p>
	No issues but would like a more detailed route map or Individual Ownership Plan (IOP).	<p>No response required.</p> <p>Trans Mountain will provide a detailed map after engineering design has been completed.</p>	<p>Volume 2 – Pipeline Route</p> <p>Volume 4A – Attachments</p>
	The landowner advised that they bought this land as a recreational property with the intention of building a house within the next year or so. The appeal of this particular piece of property is that the cleared area over the existing right-of-way offers magnificent mountain views while the wetlands and treed areas to the south and along the property lines provide privacy, shelter for wildlife and an immensely appealing aesthetic. As per conversations with the previous land agent they summarized their concerns at present as follows: 1) The proposed increase in the right-of-way will eliminate much of, or the entire, planned building site. 2) Alternate property line placement solutions will require deforestation to a degree that is unacceptable. 3) The uncertain timeline with respect to completion of the project is interfering with plans to develop and enjoy the property. 4) What impact will the project have on the well (northeast corner of the property)? 5) If another viable building site exists it will cost more to develop in that the driveway and utilities will be further away from the main road. The landowner understands that this process needs to be a collaboration but [they have] concerns about the personal time that [they] will need to devote to researching this issue and [they] ask that a proactive role be taken in proposing solutions to [their] concerns. [They] will try to get a copy of the plot plan as soon as possible. The copy that [they have] is not suitable for scanning or faxing. The landowners were concerned with the impact that another pipeline may have on the water well located on their property as well as a proposed building site. A copy of the survey consent was left as the landowners would like to have a lawyer review it.	<p>Trans Mountain will assess water quality and/or quantity changes to nearby groundwater which may result in adverse effects for other stakeholder or environmental receptors. Trans Mountain will review existing geological, hydrogeological and other information to determine potential hydrogeological conditions along the pipeline right-of-way and proposed facilities; GIS mapping and assessment strategies will be applied. Trans Mountain will develop site-specific hydrogeological investigation activities that may include field verified surveys, hydraulic response testing, monitoring requirements and water quality parameter surveys.</p> <p>Trans Mountain's goal is to reach mutually-acceptable agreements with landowners to allow Trans Mountain to build and maintain the proposed new pipeline.</p> <p>The route of the proposed TMEP essentially follows the existing 1,150-km pipeline between Strathcona County, AB, and Burnaby, BC. Along this distance, approximately 980 km of new pipeline construction is being proposed.</p> <p>As proposed, the TMEP would parallel the existing pipeline route wherever practical. Where practical, the route for the proposed expanded pipeline will remain along the existing TMPL right-of-way. Where land use has changed since the pipeline went into operation in 1953, there may be a need to route parts of the new line away from the existing TMPL right-of-way. In these cases, Trans Mountain will look at alternatives through comprehensive routing studies in combination with its consultation process. Reasonable efforts will be made to minimize impacts to landowners.</p>	<p>Volume 2, Section 4.0 – Pipeline Route and Facility Siting</p> <p>Volume 5A – ESA – Biophysical</p> <p>Volume 5B – ESA – Socio-Economic</p>
Landowner would like a more detailed map.	Trans Mountain will provide a more detailed map.	Volume 4A – Project Design and Execution - Engineering	

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Routing (continued)	Landowner is concerned about the proximity of the pipeline to the septic field on this property.	Where practical, the alignment of the TMEP route will parallel the existing TMPL. Trans Mountain recognizes that many regional changes have occurred since the pipeline was installed 60 years ago and that some routing decisions made in 1952 would be different if made today. In some areas, Trans Mountain is looking at options that go beyond the current operational corridor. Alternate routes for the proposed expanded pipeline may be necessary — especially in areas where land use has changed since the pipeline was built nearly 60 years ago. In communities where routing may deviate from the existing TMPL right-of-way, Trans Mountain will discuss and apply routing considerations and decision-making criteria in discussions with local stakeholders. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 4.0 – Pipeline Routing and Facility Siting Volume 4B – Project Design and Execution – Construction Volume 5B – ESA – Socio-Economic
	Pipeline very close to their house. Other small businesses are on the right-of-way but they are moveable.	Where practical, the alignment of the TMEP route will parallel the existing TMPL. Trans Mountain recognizes that many regional changes have occurred since the pipeline was installed 60 years ago and that some routing decisions made in 1952 would be different if made today. In some areas, Trans Mountain is looking at options that go beyond the current operational corridor. Alternate routes for the TMEP may be necessary — especially in areas where land use has changed since the pipeline was built nearly 60 years ago. In communities where routing may deviate from the existing TMPL right-of-way, Trans Mountain will discuss and apply routing considerations and decision-making criteria in discussions with local stakeholders. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 4.0 – Pipeline Routing and Facility Siting Volume 4B – Project Design and Execution – Construction
	The landowners would prefer to have the twinning within the existing right-of-way and not expand into the property.	Where practical, the alignment of the TMEP route will parallel the existing TMPL. Trans Mountain recognizes that many regional changes have occurred since the pipeline was installed 60 years ago and that some routing decisions made in 1952 would be different if made today. In some areas, Trans Mountain is looking at options that go beyond the current operational corridor. Alternate routes for the TMEP may be necessary — especially in areas where land use has changed since the pipeline was built nearly 60 years ago. In communities where routing may deviate from the existing TMPL right-of-way, Trans Mountain will discuss and apply routing considerations and decision-making criteria in discussions with local stakeholders. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 4.0 – Pipeline Routing and Facility Siting Volume 4B – Project Design and Execution – Construction
	Landowner would prefer not to have another pipeline.	One of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisitions Volume 3A – Public Consultation
	The landowners asked if KMC could shift the right-of-way without their consent.	One of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. The landowner will be made aware of the proposed location of the right-of-way and it will not be revised without the landowner's knowledge and agreement. Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 5.3 – Land Rights
	Landowner would like a more detailed map so [they] can re-fence along the right-of-way and not have [their] new fence taken down.	Trans Mountain will provide a more detailed map once routing and detailed design has been completed. The map will identify where the proposed pipeline will be located, the right-of-way requirements and the temporary workspace needed for construction.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting Volume 4A – Project Design and Execution - Engineering

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Routing (continued)	Landowner has a very small yard and would like pipeline relocated to city property and will save money where KMC can use city property instead of private property.	Where practical, the alignment of the TMEP will parallel the existing TMPL. Alternate routes for the proposed expanded pipeline may be necessary — especially in areas where land use has changed since the pipeline was built nearly 60 years ago. In communities where routing may deviate from the existing TMPL right-of-way, Trans Mountain will discuss and apply routing considerations and decision-making criteria in discussions with local stakeholders. Trans Mountain will continue to engage and communicate with communities as new information becomes available. Trans Mountain will continue to contact landowners along the existing TMPL right-of-way, and when route alternatives are selected, Trans Mountain will work with landowners to identify mutually agreeable solutions to concerns.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowners would prefer a different route and not through their backyard.	Where practical, the alignment of the TMEP route will parallel the existing TMPL. Alternate routes for the proposed expanded pipeline may be necessary — especially in areas where land use has changed since the pipeline was built nearly 60 years ago. In communities where routing may deviate from the existing TMPL right-of-way, Trans Mountain will discuss and apply routing considerations and decision-making criteria in discussions with local stakeholders. Trans Mountain will continue to engage and communicate with communities as new information becomes available. Trans Mountain will continue to contact landowners along the existing TMPL right-of-way, and when route alternatives are selected, Trans Mountain will work with landowners to identify mutually agreeable solutions to concerns.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Owner has approval for 30 lot subdivision to be built in 2013. Want to work with Kinder Morgan.	One of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions. Kinder Morgan will stake right-of-way and centre line of pipe by August 31, 2012 and supply copy of right-of-way plan.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowners have no issue as long as new line stays within existing right-of-way.	One of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowners would prefer if KMC stayed within the same right-of-way. If a new route is chosen, it may impact their ability to subdivide their property.	One of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowner's main concern is if Kinder Morgan takes more easement, it would reduce their ability to subdivide the land for their children in the future. They would like more detail when route is chosen.	One of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowner requests that the existing right-of-way is not widened through their property.	One of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Work space is okay but landowner is not prepared to give up any more land for easement.	One of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	If the previous route on the east side of the existing right-of-way were to be followed, it would basically take out their house, garage, shop, water well and carport.	One of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical. Another is to minimize impacts. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Routing (continued)	Landowners are very interested in the route plan. If construction is on the east side of existing pipe it will go through the middle of their house and other out buildings. If on the west side everything is okay. They would like to know sooner rather than later. They would have to make future plans.	One of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowner feels that the new line should be placed on the west side of the existing pipe.	One of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowner is concerned about there being a lack of room to construct in his area and would prefer if the pipeline did not go through his land.	The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowners are very concerned with not only the existing pipeline and right-of-way, but with any further encumbrance or set backs restricting any future building sites on their property.	One of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowner requests that the new line remains on the existing right-of-way.	One of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowners did not have any concerns regarding the twinning of the pipeline but would prefer it stays within the existing right-of-way.	One of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowners concerned how the construction will be conducted near the residence. Land agent advised should the Project proceed, an agent will review the construction process with them and any damage to the property will be repaired to the same condition as it was prior to entry.	The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions. The Project will reclaim the lands to preconstruction conditions to the extent practical.	Volume 4B – Project Design and Execution – Construction
	Landowner had no concerns regarding the twinning of the pipeline as long as it was constructed within the existing corridor.	One of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowners did not have any concerns regarding the twinning of the pipeline but would prefer not to lose more land for right-of-way.	One of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Request Kinder Morgan refrain from widening the existing right-of-way(s). In their opinion any widening of the right-of-way will reduce the utility of their property.	One of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowners are in the process of constructing a new house on the property. They do not have a problem with twinning the pipeline but they do not want any structures on their property.	One of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	The City in conjunction with the Ministry of Forestry is planning to enlarge the airport and extend the landing strip to accommodate the new wildfire base at this location as per the news release. Note this means the landing strip will be going over the TMPL right-of-way (development permit approved).	One of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Routing (continued)	Landowners are very concerned with proximity of pipeline to their residence and advised that a second line would cause more hardship. They do not agree with the TMX. Apparently, they have an existing lawsuit pertaining to the creek. [Landowner] advised [they] would forward all information to her lawyer.	One of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	The TMPL goes directly through their yard site and driveway. The landowners are very concerned that the proposed second pipeline will be very close to their existing residence.	One of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowners are very concerned with construction through their yard site, corrals and water lines, one of which is their main water line from the community cistern on top of the mountain. It has a gravity feed to the home and yard site. This line is on GPS. Also, there is an irrigation 10 inch water line in hay land for irrigation pivot. This line is not on GPS. Must beware of the location of these water lines. Also, [landowner] advised that [they have] numerous grazing leases on Crown land.	The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting Volume 5A – Biophysical
	Landowner advised that [they] would like to see the pipeline moved up into the P2 study area.	Where practical, the alignment of the proposed expansion route will parallel the existing TMPL. Alternate routes for the proposed expanded pipeline may be necessary — especially in areas where land use has changed since the pipeline was built nearly 60 years ago. In communities where routing may deviate from the existing TMPL right-of-way, Trans Mountain will discuss and apply routing considerations and decision-making criteria in discussions with local stakeholders. The landowner's concerns regarding the route, route options and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowner has indicated that [they] intend to put on an addition to [their] home that would bring the house to the existing right-of-way. Further advised that there is a creek and soft soils that run over the pipe as well as a shop and play area on the right-of-way.	Where practical, the alignment of the proposed expansion route will parallel the existing TMPL. Alternate routes for the TMEP may be necessary — especially in areas where land use has changed since the pipeline was built nearly 60 years ago. In communities where routing may deviate from the existing TMPL right-of-way, Trans Mountain will discuss and apply routing considerations and decision-making criteria in discussions with local stakeholders. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	The landowner and occupant have declined to sign the survey consent as they would prefer the new pipe to go north of their property near the [company name removed] right-of-way.	Where practical, the alignment of the TMEP route will parallel the existing TMPL. Alternate routes for the proposed expanded pipeline may be necessary — especially in areas where land use has changed since the pipeline was built nearly 60 years ago. In communities where routing may deviate from the existing TMPL right-of-way, Trans Mountain will discuss and apply routing considerations and decision-making criteria in discussions with local stakeholders. Trans Mountain will reassess the need to enter the lands at this time. If required, Trans Mountain will again pursue survey consent from the landowner and occupant. Otherwise, Trans Mountain will consider the landowner's routing suggestions and defer further communications with the landowner and occupant until engineering design and construction planning is complete.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	The property will be developed into a subdivision. Construction is to begin next spring. New sanitary and water line will be installed on west of property, will require crossing Kinder Morgan farther west on [removed name] Road.	The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	No survey on any property outside of the existing right-of-way, this will be considered trespassing. The landowner advised that they do not want any new right-of-way on their land, but will work to get the best solution for the second pipe through [their] property.	One of Trans Mountain's objectives is to use, or abut, the existing right-of-way where practical. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting Volume 2, Section 5.0 Land Relations, Rights and Acquisition
	Landowners advised that they have a large waterfall and landscaping in the yard that may cause problems or need to be relocated.	The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 5.0 Land Relations, Rights and Acquisition

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Routing (continued)	Landowner asked if they would have to move raised garden or would Project do that. Land agent advised this would be discussed if Project impacts their property.	The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 2, Section 5.0 Land Relations, Rights and Acquisition
	Landowner has new fence and is concerned about it if Project goes ahead.	Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. The lands team will then work with landowners to reach jointly equitable solutions.	Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowners would prefer Kinder Morgan used the hydro right-of-way instead of their backyard and school yard.	Where practical, the alignment of the TMEP route will parallel the existing TMPL. Alternate routes for the proposed expanded pipeline may be necessary — especially in areas where land use has changed since the pipeline was built nearly 60 years ago. In communities where routing may deviate from the existing TMPL right-of-way, Trans Mountain will discuss and apply routing considerations and decision-making criteria in discussions with local stakeholders. Trans Mountain will continue to engage and communicate with communities as new information becomes available. Trans Mountain will continue to contact landowners along the existing TMPL right-of-way, and when route alternatives are selected, Trans Mountain will work with landowners to identify mutually agreeable solutions to concerns. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowners are in support of the Project, but would prefer the pipeline be placed in the back neighbour's yard.	Where practical, the alignment of the TMEP route will parallel the existing TMPL. Alternate routes for the proposed expanded pipeline may be necessary — especially in areas where land use has changed since the pipeline was built nearly 60 years ago. In communities where routing may deviate from the existing TMPL right-of-way, Trans Mountain will discuss and apply routing considerations and decision-making criteria in discussions with local stakeholders. Trans Mountain will continue to engage and communicate with communities as new information becomes available. Trans Mountain will continue to contact landowners along the existing TMPL right-of-way, and when route alternatives are selected, Trans Mountain will work with landowners to identify mutually agreeable solutions to concerns. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowners would prefer the new pipe in the hydro right-of-way.	Where practical, the alignment of the TMEP route will parallel the existing TMPL. Alternate routes for the proposed expanded pipeline may be necessary — especially in areas where land use has changed since the pipeline was built nearly 60 years ago. In communities where routing may deviate from the existing TMPL right-of-way, Trans Mountain will discuss and apply routing considerations and decision-making criteria in discussions with local stakeholders. Trans Mountain will continue to engage and communicate with communities as new information becomes available. Trans Mountain will continue to contact landowners along the existing TMPL right-of-way, and when route alternatives are selected, Trans Mountain will work with landowners to identify mutually agreeable solutions to concerns. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting Volume 2, Section 5.0 – Land Relations, Rights and Acquisition
	Landowner advised that they had heard that Trans Mountain would be tying up additional land over and above the existing right-of-way, and if this was the case, it would affect their future plans. Landowner stated that they have no issues with the Project if it were to be installed in the existing easement, but questioned if Trans Mountain has the right to construct outside of it. The landowner's main concern is that Trans Mountain could install the second pipeline outside the right-of-way without their input as they paid a great deal for this parcel and they want to ensure they can utilize it for their intended purposes in the future.	Where practical, the alignment of the TMEP route will parallel the existing TMPL. Alternate routes for the proposed expanded pipeline may be necessary — especially in areas where land use has changed since the pipeline was built nearly 60 years ago. In communities where routing may deviate from the existing TMPL right-of-way, Trans Mountain will discuss and apply routing considerations and decision-making criteria in discussions with local stakeholders. Trans Mountain will continue to engage and communicate with communities as new information becomes available. Trans Mountain will continue to contact landowners along the existing TMPL right-of-way, and when route alternatives are selected, Trans Mountain will work with landowners to identify mutually agreeable solutions to concerns. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting Volume 2, Section 5.0 – Land Relations, Rights and Acquisition

TABLE 1.4.2

BRITISH COLUMBIA ISSUES AND RESPONSES SUMMARY (continued)

Key Topic	Interest or Concern	Response	Application Volume
Routing (continued)	The landowners prefer an alternative route or routes on their property that will reduce the impact of construction on their [fruit] farm.	Where practical, the alignment of the proposed expansion route will parallel the existing TMPL. Alternate routes for the proposed expanded pipeline may be necessary — especially in areas where land use has changed since the pipeline was built nearly 60 years ago. In communities where routing may deviate from the existing TMPL right-of-way, Trans Mountain will discuss and apply routing considerations and decision-making criteria in discussions with local stakeholders. Trans Mountain will continue to engage and communicate with communities as new information becomes available. Trans Mountain will continue to contact landowners along the existing TMPL right-of-way, and when route alternatives are selected, Trans Mountain will work with landowners to identify mutually agreeable solutions to concerns. The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner.	Volume 2, Section 4.0 – Pipeline Route and Facility Siting
	Landowner advised that they would like the pipeline to be directionally drilled through the parking lot of the Credit Union.	The landowner concerns regarding the route and potential impacts of the Project to their land will be taken into consideration during detailed design and construction planning activities. Details will be communicated with the landowner and Trans Mountain will work with the landowners to reach jointly equitable solutions.	Volume 4A – Project Design and Execution – Engineering
	Landowners inquired about placing a driveway across the right-of-way. Land agent advised they should make a crossing permit application.	Trans Mountain will advise landowners of processes established and necessary for the protection of the pipeline, the landowners, the public and the environment.	Volume 4A – Project Design and Execution – Engineering
	Landowners do not agree with the routing of the pipeline. They advised that when looking at the bigger picture regarding routing of the pipe they think it should head northwest before Hope and go to the north side of the Burrard Inlet to avoid cities.	The primary design objective is to construct the Project within the existing pipeline right-of-way, and where this is not possible, minimize any new linear disturbance. Where practical, the alignment of the TMPL route will parallel the existing TMPL. Alternate routes for the proposed expanded pipeline may be necessary — especially in areas where land use has changed since the pipeline was built nearly 60 years ago. In communities where routing may deviate from the existing TMPL right-of-way, Trans Mountain will discuss and apply routing considerations and decision-making criteria in discussions with stakeholders. Trans Mountain will continue to engage and communicate with communities as new information becomes available. Trans Mountain will continue to contact landowners along the existing TMPL right-of-way, and when route alternatives are selected, Trans Mountain will work with landowners to identify mutually agreeable solutions to concerns.	Volume 6B, Section 8.0 – Pipeline-Specific Construction Mitigation Measures
	Landowners have the following concerns: Concerned regarding the rehabilitation of the land after construction, request that it is monitored up to 5 years to ensure that it is back to its original condition; seeding of impacted soils should be with native grass seed only; request compensation for loss of forage within the impacted lands over a 3 year period; rehabilitation of any internal road that may be used for access during the construction schedule; request construction management plan to minimize impact to the ranch operation, also pre-construction meeting to ensure that all parties are aware of the ranching and construction activities; [removed name] Creek is used by the ranch for irrigation purposes. Request that it is not affected by construction during their irrigation period.	Trans Mountain is committed to best practices in reclamation, always striving for opportunities leading to advancement. Appropriate mitigation (e.g., soil handling, erosion control) and monitoring activities will be implemented during construction to maximize reclamation success. Additional special reclamation measures will be applied, as required, to return the disturbed areas to a stable and maintenance-free condition. As with all of its construction projects, Trans Mountain will reclaim any areas that are affected by the Project. Trans Mountain will implement a post-construction monitoring program.	Volume 6B – Pipeline Environmental Protection Plan
	No survey on any property outside of the existing right-of-way, this will be considered trespassing. Please note this is an organic farm.	Trans Mountain works with landowners along its pipeline network. A key objective is to treat each landowner fairly and equitably. For those who may be directly affected by the Project, Trans Mountain will identify and address landowners' concerns and questions about the Project. The lands team will then work with landowners to reach jointly equitable solutions. Mitigation that addresses equipment cleaning, the restriction of herbicides for weed management, the use of non-toxic hydraulic fluids and lubricants in equipment, disposal of construction materials and garbage, and soil management considerations have been identified within the Agricultural Management Plan for construction on organic fields.	Volume 2, Section 5.0 Land Relations, Rights and Acquisition Volume 6B - Pipeline Environmental Protection Plan

2.0 REFERENCE

Alberta Agriculture. 2008. *Alberta Clubroot Management Plan*. Developed by Alberta Clubroot Management Committee. Edmonton, Alberta. Revised February 2008.
[http://www1.agric.gov.ab.ca/\\$department/deptdocs.nsf/all/agdex11519/\\$file/140_638-2.pdf?OpenElement](http://www1.agric.gov.ab.ca/$department/deptdocs.nsf/all/agdex11519/$file/140_638-2.pdf?OpenElement)

3.0 APPENDICES

Appendix A Notification Letters

- Landowner Notification April 27, 2012
- Landowner Notification, Urban Areas, August 24, 2012
- Select Landowner Notification October 24 2013
- Notification to Crown Tenure Holders July 2013



April 27, 2012

Landowner Name
Address

Dear Landowner Names,

As a landowner and neighbor to our pipeline, we want to keep you up-to-date with our future plans for the Trans Mountain Pipeline. The Trans Mountain System was first built in 1952. Since that time, we have increased the pipeline capacity a number of times by twinning parts of the line and adding associated facilities. Recently, our commercial customers have requested that we increase the capacity of the pipeline again. We wanted to let you know that we are embarking on the work required to plan and obtain regulatory approval for this expansion.

Landowners, like you, who may be directly affected by our expansion plans will be contacted personally by our lands team over the coming months to provide further information on the project, discuss any questions or concerns you may have, and explain the work we are proposing to do. Current information on our plans will be posted on our project website and will be continuously updated as the project progresses:

http://www.kindermorgan.com/business/canada/tmx_expansion.cfm

Beginning this summer, and for the next 18 to 24 months, we will be consulting and working with affected landowners, local communities, stakeholders and Aboriginal groups to ask for feedback, identify concerns, obtain any necessary agreements, and ensure that you have a voice in the decision making process. We will be conducting engineering, environmental and socio economic assessments to help determine routing options. Traditional knowledge studies will also be undertaken as part of our planning.

The results of these studies will form the basis of our application to the National Energy Board, initiating a regulatory review. Our project proposal must meet regulatory and permitting requirements of all levels of government in order to proceed. We hope to file our application in 2014; if our application is approved, construction could commence in 2016 with the proposed project in operation in 2017.

The National Energy Board (NEB) has published a guide called *Pipeline Regulation in Canada: A Guide for Landowners and the Public* that provides a good summary of the NEB approval process, landowner rights and other topics which may be of interest to you. Our land agents will have copies of the guide when they visit you. In the interim the guide is available on the NEB website in the Public Participation and Land Matters section at: <http://www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrgltncnd/pplnrgltncnd-eng.pdf>.

For those landowners directly affected by our proposal, our goal is to ensure we identify and address concerns, answer questions and mitigate any adverse impacts. Our objective is to treat each landowner fairly and equitably.

Kinder Morgan Canada

7815 Shellmont Street, Burnaby, BC V5A 4S9

Phone: (604) 268-3000 Fax: (604) 268-3001 www.kindermorgan.com



We will be personally contacting affected landowners as we firm up routing. In the meantime, if you have any comments or questions regarding the proposed project or our existing operations, we would welcome them.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bob Love", is positioned above the printed name.

Bob Love

Manager of Land & Right-of-Way

e-mail: bob_love@kindermorgan.com

604-268-3097 off

604-992-1955 cell

Kinder Morgan Canada

7815 Shellmont Street, Burnaby, BC V5A 4S9

Phone: (604) 268-3000 Fax: (604) 268-3001 www.kindermorgan.com

August 24, 2012

Dear Sir/Madam:

RE: Proposed Trans Mountain Expansion Project

Earlier this spring, we provided a project update regarding the proposed Trans Mountain Expansion Project to landowners with the existing Trans Mountain Pipeline on their land. We also committed to personally contact landowners, like you, who may be directly affected by our expansion plans to provide further information on the proposed project, discuss any questions or concerns you may have, and explain the work we are undertaking for the regulatory approval process.

We have begun to personally contact directly affected landowners along the pipeline route in areas where we believe there is sufficient room to twin the existing pipeline. However, in urban areas such as where your property is located, we believe it is important to determine if there are alternative routes that could be used for the proposed pipeline to reduce disturbance to you and your neighbours. We have also started discussions with municipalities, utility companies and other organizations to identify possible locations for alternative routes and assess if these alternatives would be available to us. Possible alternatives could involve transportation and utility rights-of-way, green spaces and other public use areas. We would want the support of municipalities and other agencies and organizations if we are to locate the proposed new line in any of these areas. We will be working with the relevant parties on these alternatives over the coming year.

We recognize there is a lot of information circulating about our project – not all of it is correct. We apologize if this has caused you concern.

For nearly 60 years, the existing 1,150-km Trans Mountain Pipeline, running from Edmonton, AB to Burnaby, BC, has provided the only West Coast access for Canadian refined petroleum products and crude oil for local refining and export markets. The pipeline is also the major transporter of gasoline to the interior and south coast of British Columbia. It would take some 1,400 tanker trucks leaving Edmonton for Burnaby over a 24-hour period to carry what the Trans Mountain Pipeline can transport in one day.

We know there are risks with any form of transportation, and while pipelines have proven to be the safest form of transportation for oil, there is always a risk a spill may occur. Kinder Morgan Canada (KMC), as the pipeline operator, works hard to prevent spills and to be ready to respond quickly if needed. KMC routinely conducts pipeline inspections using high-tech internal inspection tools to detect pipeline irregularities from the inside, and helicopter inspections to monitor unauthorized activity on the right-of-way and environmentally sensitive areas (such as streams and rivers) for potential land erosion. A control centre monitors the pipelines under KMC's authority 24 hours per day, seven days per week, 365 days a year. Emergency response

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equipment is stationed along KMC's pipeline routes, while trained, locally based staff, backed up by local emergency response organizations, are available around the clock should an emergency occur.

Our project website has more detailed information about the proposed project and existing operations. You can find that information here:

<http://www.transmountain.com>.

For the proposed pipeline twinning project, the focus will be to build the best pipeline while minimizing the impact on landowners and neighbours, and minimizing environmental impacts by avoiding sensitive water crossings and culturally-sensitive locations. For those lands where we do locate the pipeline, landowners will be fairly compensated for the right-of-way. Our objective is to treat each landowner fairly and equitably and ensure we identify and address any concerns, and mitigate any impacts resulting from our project.

The regulatory process for the project will unfold over the coming years under procedures established by the National Energy Board (NEB), an independent federal agency established in 1959 to regulate key aspects of the oil, gas and electric utility industries. We currently plan to file a facilities regulatory application with the NEB in late 2013. As part of its efforts to inform and educate the public, the NEB has published a guide called Pipeline Regulation in Canada: A Guide for Landowners and the Public that provides a good summary of the NEB approval process, landowner rights and other topics which may be of interest to you. The guide is available on the NEB website in the Public Participation and Land Matters section at:

<http://www.neb-one.gc.ca/clf-nsi/rthnb/pblcprtctpn/pplnrqltncnd/pplnrqltncnd-eng.pdf>.

Through the course of the project, we will continue to provide information and project updates to landowners, Aboriginal Peoples and stakeholders and will respond to questions and comments as they arise. We will be personally contacting affected landowners as we firm up our proposed route and develop our facilities application to the National Energy Board. If you have any comments or questions regarding the proposed project or our existing operations, we welcome them. Please let us know – by providing comments to our land agents, contacting us directly by email at info@transmountain.com, by phone at 1.866.514.6700 or through our project website.

Sincerely,



Carey Johannesson
Project Lead, Regulatory and Land
Trans Mountain Expansion Project

9 July, 2013

Named Tenure Holder

Document Number:

Dear Sir/Madam,

RE: Potential overlap between the Trans Mountain Expansion Project and your Crown tenure or disposition

Trans Mountain Pipeline ULC (Trans Mountain) is a Canadian corporation with its head office located in Calgary, Alberta. Trans Mountain is a general partner of Trans Mountain Pipeline L.P., which is operated by Kinder Morgan Canada Inc., and fully owned by Kinder Morgan Energy Partners, L.P. Trans Mountain is the holder of the certificates for the Trans Mountain pipeline system.

For nearly 60 years, Trans Mountain has provided transportation for crude oil and refined products from Edmonton, Alberta to marketing terminals and refineries in Canada and the United States.

In response to customer contractual commitments, Trans Mountain proposes expanding the existing Trans Mountain pipeline system. Once expanded, the Trans Mountain system will consist of a twinned pipeline system comprising an existing line, and a new line stretching from Edmonton, Alberta to the Burnaby Terminal in Burnaby, British Columbia. Two new lines will also be operated from the Burnaby Terminal to the Westridge Marine Terminal. See attached figure.

The proposed Trans Mountain Expansion Project (the Project) will require a certificate pursuant to Section 52 of the National Energy Board (NEB) Act to permit construction and operation of the expanded pipeline system. Trans Mountain expects to file its application with the NEB in late 2013. In developing its NEB application, Trans Mountain has commenced a program of discussions with landowners, engagement with Aboriginal Peoples, and consultation with affected municipalities and stakeholders. This program is intended to gather input from these groups into the application and supporting environmental and socio-economic assessment, and assist Trans Mountain in the design and execution of the Project. Trans Mountain is also working with various federal, provincial and municipal authorities to carry out the necessary reviews, studies and assessments required for the Project.



On behalf of Trans Mountain, TERA Environmental Consultants is seeking information from tenure holders that may be affected by the proposed activities for the Project.

As a potentially affected commercial recreation tenure holder, your engagement and feedback is encouraged. Your feedback will be utilized to support the preparation of the Project socio-economic assessment. A member of the project team will attempt to make contact with you by telephone within the next three weeks to discuss potential issues and concerns.

Attached is an additional map, outlining your tenure and the potential overlap with the proposed pipeline expansion.

If you have questions or comments, or require any further information, please do not hesitate to contact us at 1-866-514-6700.

Sincerely,

Trans Mountain Pipeline L.P.

Margaret Mears
TMEP Environmental Lead

cc: Carey Johannesson, TMEP Regulatory Lead

Trans Mountain Expansion Project

✉ Email: info@transmountain.com | ☎ Phone: 1.866.514.6700 | 🌐 Website: www.transmountain.com

October 24, 2013

via Regular Mail

Dear Landowner(s),

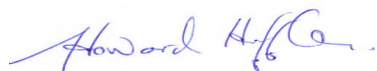
Re: Trans Mountain Expansion Project

Trans Mountain Pipeline L.P. (Trans Mountain) is preparing an application to the National Energy Board (NEB) for a proposed expansion of its existing 1,150-kilometre pipeline between Strathcona County (near Edmonton), Alberta and Burnaby, BC. The proposed expansion, if approved, would create a twinned pipeline that would increase the nominal capacity of the system from 300,000 barrels per day, to 890,000 barrels per day.

Where practical, the alignment of the proposed expansion route will parallel the existing Trans Mountain Pipeline. In the areas where the proposed new pipeline will parallel the existing TMPL right-of-way we are undertaking engineering and environmental surveys. Given that you are a landowner along our existing pipeline right-of-way, we wanted to let you know that currently our expansion plans do not include the installation of any new pipeline on your property. However should our plans change, a land agent will contact you first to provide you with more information on the proposed Trans Mountain Expansion Project.

In the meantime, if you would like to know more about the proposed project, you are welcome to join our online discussion forum at www.transmountain.com. You may also contact Trans Mountain directly by email at info@transmountain.com, by phone at 1.866.514.6700.

Sincerely,



for:
Greg Toth
Project Director

Enclosure: Overall Project Map