

New Land rights

For those properties for which the existing rights held by either St. Clair Pipeline LP or Union cannot be assigned without consent or for new land rights, Dawn Gateway LP will follow the procedure set out below for the obtaining of rights for the Bickford to Dawn Pipeline.

12.4 Easement and Land Rights for the Bickford to Dawn Pipeline

Once a preferred route for the Bickford to Dawn Pipeline has been determined, Dawn Gateway LP will conduct title searches to determine the exact number of properties to be crossed by the Bickford to Dawn Pipeline. It is estimated that about 33 properties will be crossed by the Bickford to Dawn Pipeline, however, due to duplicate ownership of properties, the actual number of landowners will be less. It is estimated that the properties include 33 agricultural properties and 7 road crossings.

To accommodate the construction of the Bickford to Dawn Pipeline both a permanent easement (“Easement”) and temporary land use will be required. The Easement covers the installation, operation, and maintenance of one pipeline. Temporary land use agreements are usually for a period of two years beginning in the year of construction. This will provide Dawn Gateway LP with the right to return in the year following construction to perform further clean-up work as required. On the private land portions of the Bickford to Dawn Pipeline a permanent 20 metre Easement will be acquired from private landowners with an additional 6 metres taken as additional temporary land use. In addition, temporary working space will be required at road and water course crossings.

Tables 12-1 and 12-2 below outline the total required land requirements for the Project.

Table 12-1
Land Requirements

Based on 17 Km + 20 m wide	Acres	Hectares
TOTAL AREA WITHIN PRIVATE LAND		
Pipeline Easement	83.95	33.97
TOTAL AREA WITHIN CROWN LAND		
Pipeline Easement	0.2	0.08
TOTAL AREA WITHIN ROAD ALLOWANCE		
Pipeline Easement	0.76	0.30
TOTAL AREAS		
Pipeline Easement	86.43	34.97

Table 12-2
Temporary Working Space Requirements

	Additional Requirements
Road Crossing	10 m x 60 m on both sides of the road - Both sides of the Easement
Pipeline Crossing	5 m x 40 m on both sides of the crossing - Ditch side of the Easement
Side Bend	10 m x 40 m on the ditch side of the Easement 5 m x 40 m on the work side of the Easement
Side Hill Cut	5 m x length of cut - Cut side of the Easement only
Watercourse Crossing	Up to 15 m wide x 75 m total length, depending on grading requirements - Both sides of the Easement
Buoyancy Control	5 m x length of area affected (depends on ditch side stability) - Ditch side of the Easement
Top Soil Storage	6 m x 17 km

12.5 Notice to Landowners

Dawn Gateway LP has implemented a comprehensive program to provide landowners, tenants and other interested parties with information regarding the proposed pipeline. Project information was distributed through correspondence and meetings with the public. Dawn Gateway LP has, prior to the filing of this evidence, advised all affected landowners of the timing and the general route for the proposed pipeline.

Where formal public meetings were held, in conjunction with the Environmental Assessment, directly-affected landowners and agencies were invited by letter while notification to the general public was made through newspaper advertisements.

12.6 Acquisition of Land Rights

Dawn Gateway LP's objective is to negotiate the necessary land rights, for both the Easement and temporary land use, either individually with the landowner or through the committee format if the landowner so desires. A copy of the form of Easement, temporary land use agreement, option to purchase easement and letter of understanding are attached in Appendices G, H, I and J.

12.7 Lands Acquisition Process

Table 12-3 outlines the schedule of the land acquisition process for the Project.