

Valued Components

Property and Residential Development

and the Manitoba–Minnesota Transmission Project

Property and Residential Development

Property and residential development is valued by communities and individual owners of existing and proposed developments, properties and homes for personal use — present and future — and economic reasons.

We will undertake assessment, and characterize the environment by establishing an understanding of current development plans, subdivisions, zoning controls and bylaws, existing/proposed developments, and crown land lessees. Current monitoring programs and property values will also be reviewed to assist in the assessment of the potential effects.

To analyze the potential effect of the project, we will undertake a rural property evaluation to enhance understanding of the potential effects that have been raised through past environmental assessment processes and the feedback received throughout the public engagement process. This evaluation will include:

- a review of literature that estimates potential impact to rural and agricultural land values;
- estimation of past impacts of transmission lines on land values;
- information to be gathered from provincial databases to assist in determining potential effects, including household characteristics, sales attributes and population characteristics;



- Various mitigation measures which could be applied to minimize potential effects of the project on property and residential development including, but not limited to:
- tower spotting, which will be discussed with landowners and considered by the project team to minimize visual impact.
- a policy to compensate private landowners for the land required for the transmission line right-of-way.
- a voluntary buy-out policy for residences located within 75 m of the transmission line.

Construction will be undertaken in a manner which minimizes impact to traversed and neighbouring properties and damages will be repaired or compensated.

Feedback received throughout the public engagement process from landowners, planners and local municipalities will also assist in route finalization. Additionally, information gathered from local residents, such as approved/pending subdivisions or commercial operations, will be considered to determine a final preferred route.

For more information or if you would like to share your concerns, contact us at mmtp@hydro.mb.ca or toll free at 1-877-343-1631.