

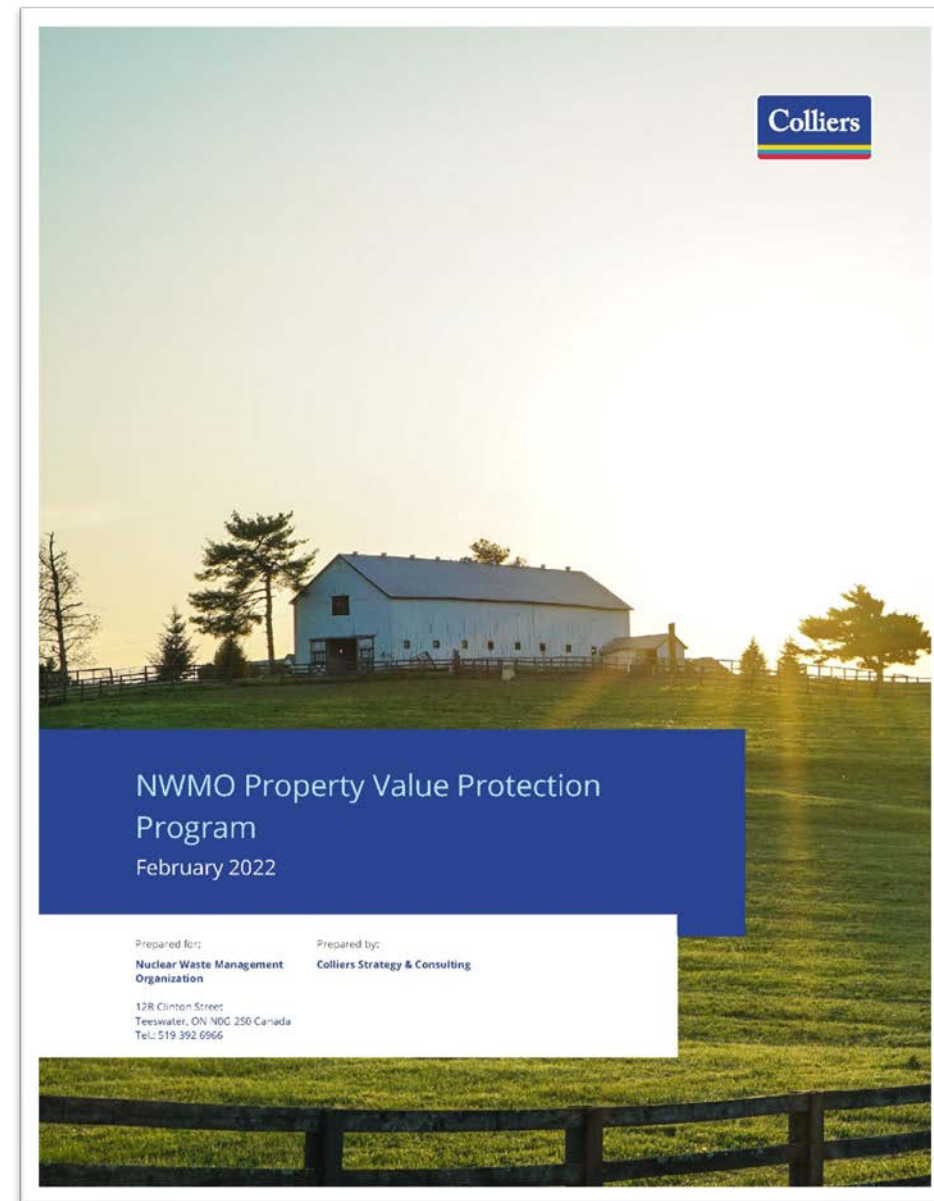


Property Value Protection Program Overview

Huron-Kinloss Council Meeting
April 20, 2022

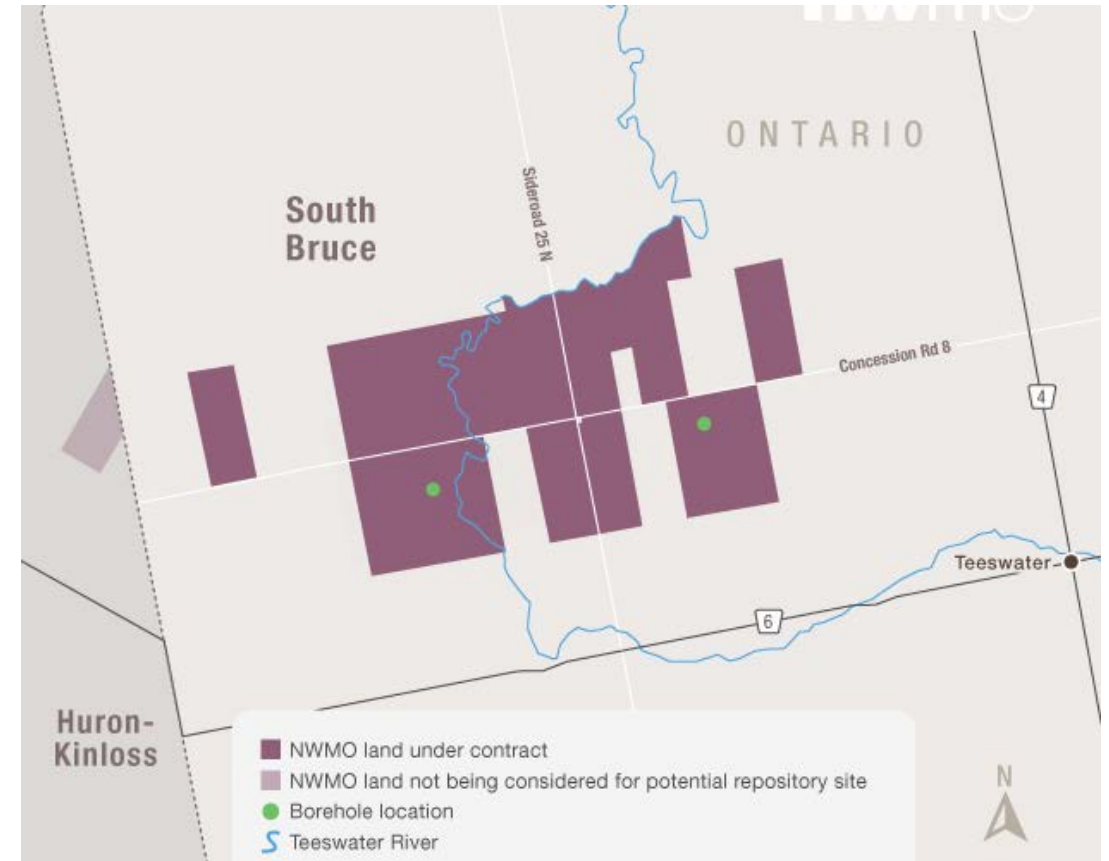
Overview

- Background
- Benchmarking
- Transaction data analysis
- Key elements and features
- Adjacent properties
- Closing/discussion



Background

- Community feedback regarding property values and ensuring peace of mind when it comes to real property value in the area
- South Bruce Guiding Principle #11 for NWMO's Site Selection Process (Oct. 2020)
- Colliers Strategy & Consulting engaged

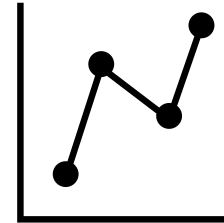
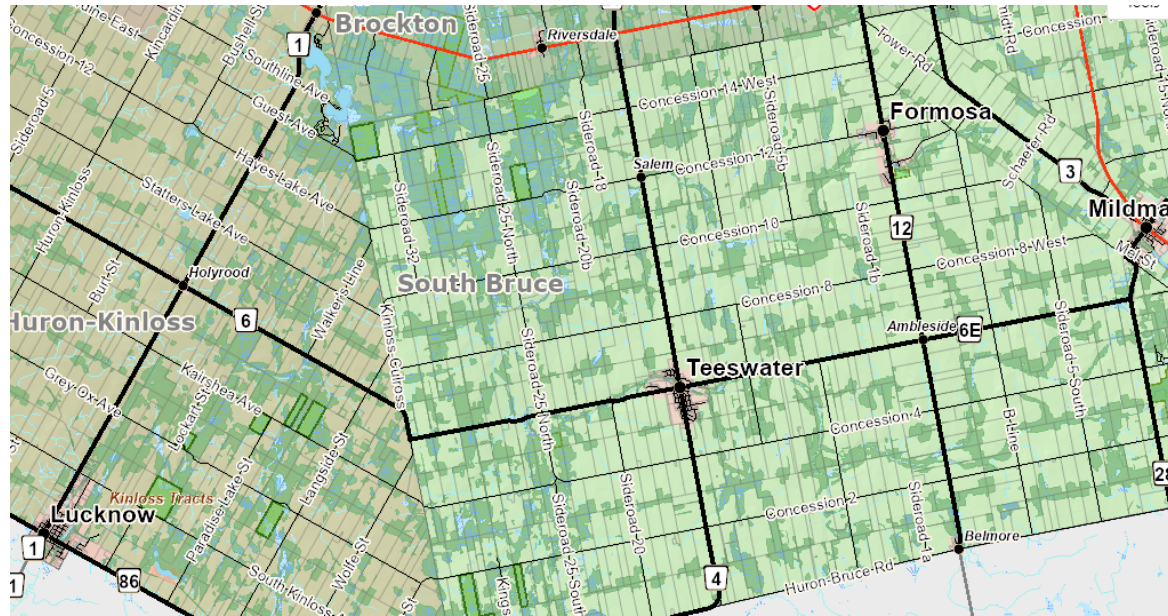


PVP Benchmarking

- Background information regarding property value protection (PVP) programs both domestically and internationally
- Benchmarking highlighted key elements for consideration as part of this program

PVP Transaction Data Analysis

- Completed to establish a baseline understanding of property transactions in South Bruce and Huron-Kinloss
- No clear trends of declining property values, appreciation of prices noted and trends related to COVID-19 noted



Property Value Protection Program



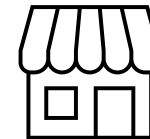
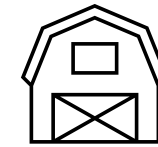
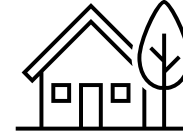
- Program developed based on results and lessons learned from the benchmarking exercise, transaction data analysis, feedback from the Municipality of South Bruce, as well as key consideration to creating a positive, accessible and transparent process

Program Key Dates

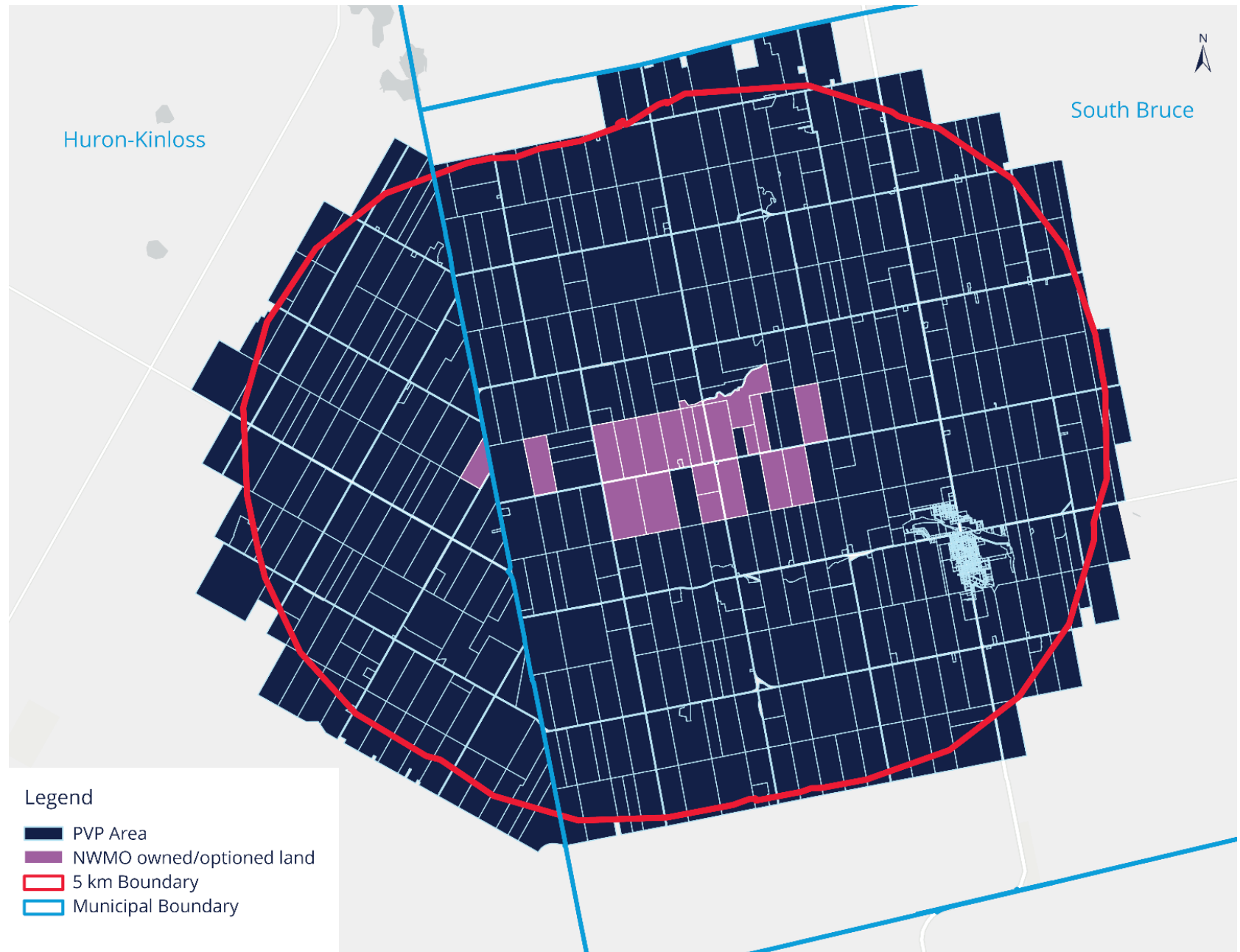
Program Start Date	<ul style="list-style-type: none">• Site Selection Announcement – if the Municipality of South Bruce is selected as the Municipal host for the Project
Program End Date – PVP Program	<ul style="list-style-type: none">• 5 years after operations at the Deep Geological Repository commence
Program End Date – Adjacent properties	<ul style="list-style-type: none">• 24 months after the Program Start Date, at which point adjacent landowners will remain eligible to participate in the PVP Program

Real Property Types and Eligibility

- Agricultural, commercial and residential
- Property must be located within the PVP Area
- The transaction must have been with an independent party who is not related
- Claims are limited to one claim per property for the duration of the Program



Program Location



Compensation

Compensation is based on:

- The difference between the value of the real property if the project did not exist and the actual value of the real property potentially impacted by the project
- The term value is all compensation received by the landowner for the real property upon closing sales transaction in an open market

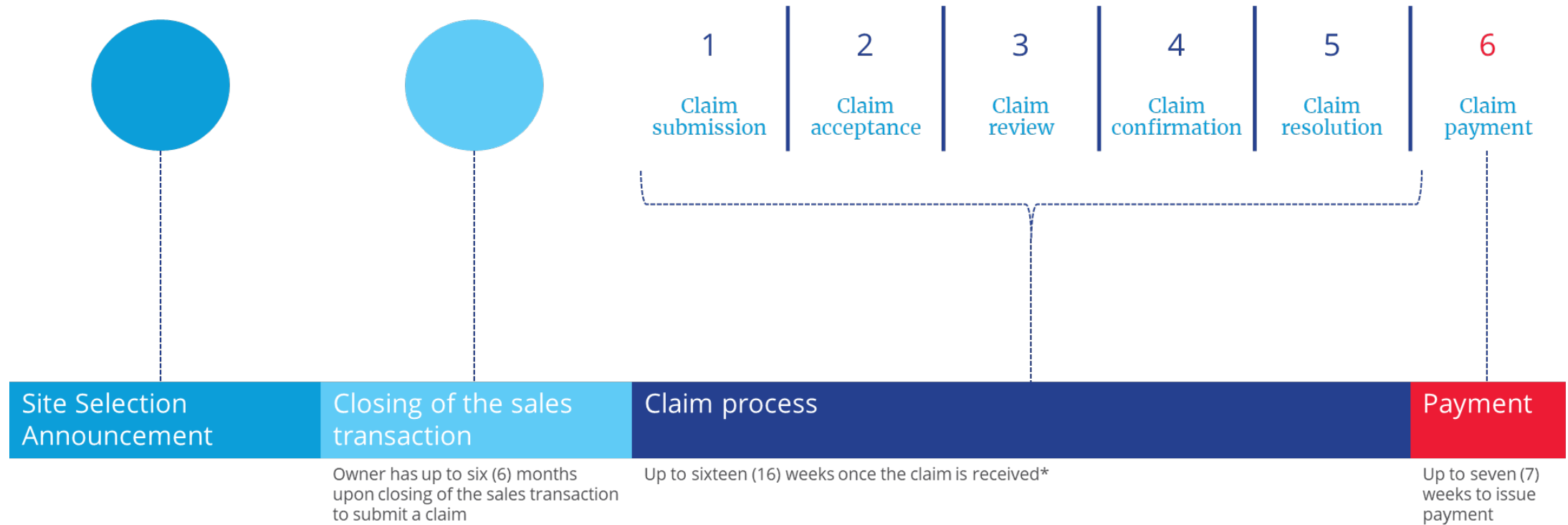


Program Administration

- The claim must be filed within 6 months of the closing of the transaction
- All documentation supporting the claim must be filed and received by the NWMO including an appraisal of the property without the project.
- From start to finish, the claim process is estimated at 23 weeks



Process and Timeline



**Excluding time for claim dispute resolution – Referee or Arbitration*

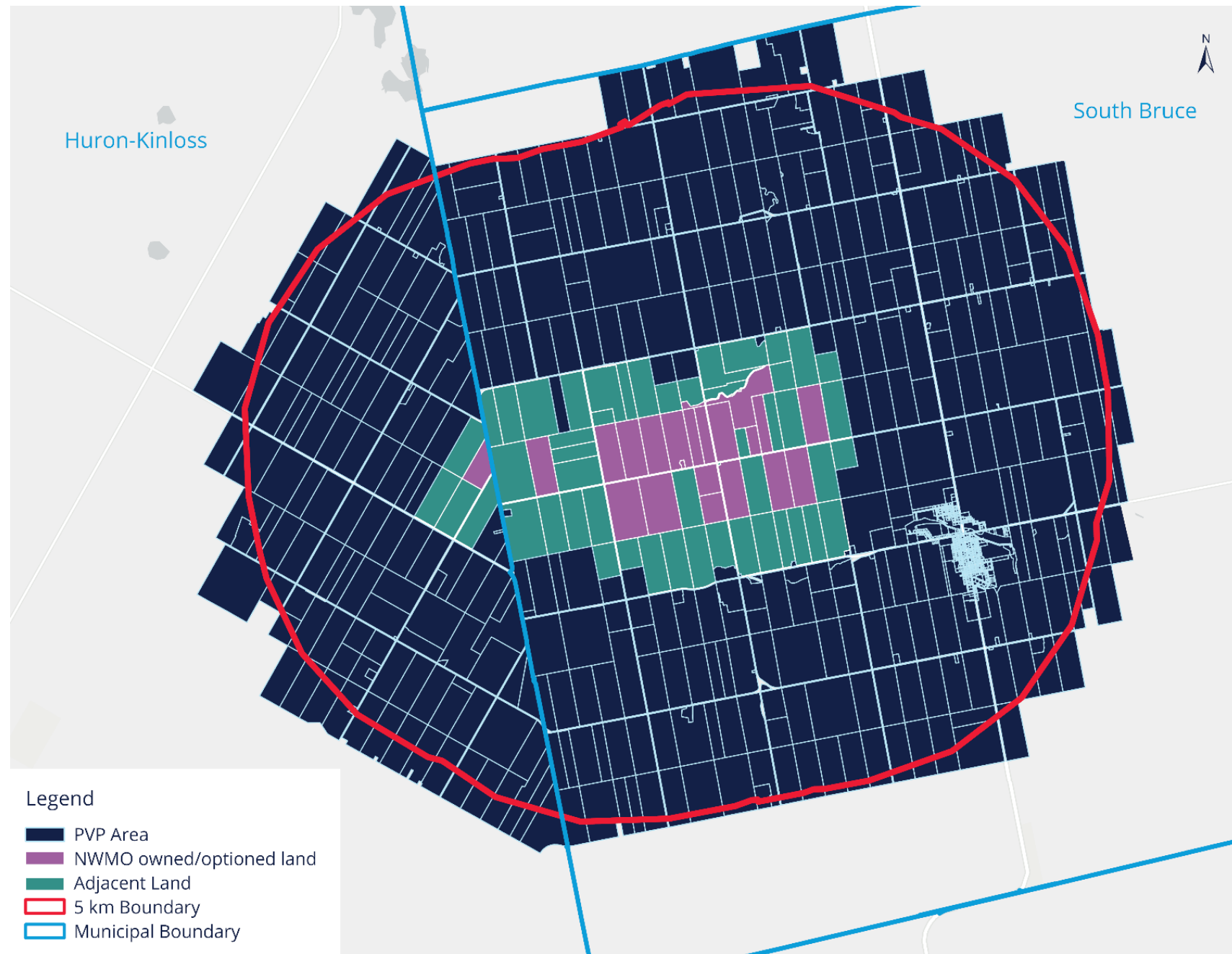
***Total Duration of Process – up to 23 weeks once the claim is received, excluding claim dispute resolution*

Adjacent Properties



- Landowner may request NWMO purchase their property instead of going to the market.
- Available for 24 months post site selection decision and PVP program commencement
- Beyond this time period, those properties would still benefit from the PVP program

Adjacent Properties Current Eligibility



Summary of the Process

- Claim submittal – based on an arm's length open market sale of the property
- Accredited Appraiser Canadian Institute analysis for compensation
- Landowner responsible for costs associated with the claim
- Reimbursement available for successful claims
- A dispute resolution process is included
- Adjacent Properties Program for 24 months

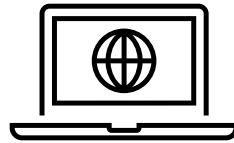


Closing / Discussion

Program commencement at site selection, if South Bruce is selected

Program review once construction phase starts

PVP Information and Contact



- Website: www.nwmo.ca/PVP
- Email: PVP@nwmo.ca