

EASEMENTS AND RIGHTS-OF-WAY

WHAT YOU NEED TO KNOW

WHENEVER. WHEREVER.
We'll be there.



WHAT IS AN EASEMENT?

An easement or right-of-way is an agreement that gives an individual, company or municipality the right to use a landowner's property. For Newfoundland Power, an easement is a strip of land found around a power line that provides access to our equipment, and restricts activities and structures that would limit access or cause safety concerns. The size of an easement is dependent upon the type of power lines in the area. For example, voltage and configuration would impact the required width of an easement.

WHY ARE EASEMENTS REQUIRED?

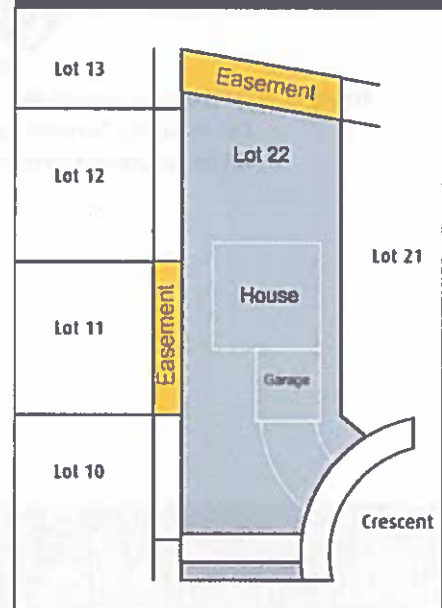
Easements enable construction, maintenance and operation of power lines in a safe and reliable manner. Therefore, easements must be clear of buildings or structures that may restrict access. For instance, if a power outage occurs in your neighbourhood, our line crews may need access to repair or install new equipment. If obstacles are encountered, it could impact our ability to restore your power in a safe and timely manner.

WHAT RESTRICTIONS APPLY?

Building a structure such as sheds, garages or decks on an easement is strictly prohibited. In addition, trees or other obstructions are not permitted within the easement. It is the responsibility of the landowner to be aware of any easements that may restrict land use. Permission to override these restrictions will not be granted.

SIZE OF AN EASEMENT

A typical easement for residential power lines is 3.0 to 7.4 metres wide.



WHAT IS AN EASEMENT ENCROACHMENT?

An easement encroachment occurs when a structure is illegally built on an easement. Encroachments create safety concerns for both our employees and the general public because of the close proximity to high voltage power lines. Property owners must acquire a construction permit from the municipality and the instructions outlined in the permit must be followed to ensure construction takes place away from utility easements.

ACCESSIBILITY RIGHTS

Easements provide Newfoundland Power the right to request that a property owner remove, at their cost, any obstruction on an easement. If access to electrical equipment is impeded, we reserve the right to move the obstruction and are not responsible for any damage that may occur. If Newfoundland Power's infrastructure is damaged or an employee is injured because of an easement encroachment, the property owner is responsible for all damage and costs.

SALE OF PROPERTY

A *Surveyor's Real Property Report* should be obtained during the sale of a property. It identifies any encroachment on an easement that may hinder the sale of property or alter the *Agreement of Purchase and Sale* for the property. Additionally, if there is an encroachment on an easement, a municipal authority may not grant a *Letter of Compliance*.



If you have questions or would like more information, please contact our Construction Services team at 1-888-491-5066 or email constructionservices@newfoundlandpower.com.

STANDARD EASEMENT WIDTHS

STREET LIGHT

3.0 metres
(including underground)

GUY WIRE

3.0 metres

SECONDARY (120-240 volts)

3.0 metres
(including underground)

SINGLE - THREE PHASE PRIMARY* (7200-12,500 volts)

5.4 - 7.4 metres:
(depending on Engineering design)

PADMOUNTS (single phase)

6.0 x 6.0 metres

PADMOUNTS (three phase)

8.0 x 8.0 metres

For more information
visit our website.

*depending on engineering design

SHED OR GARAGE INFORMATION:

To allow for service to be provided to your dwelling, clearances over sheds or garages should be 2.5 metres vertical or 1 metre horizontal. If you have a flat roof, the vertical clearance should be 3 metres vertical. NO PART of the structure should encroach upon the easement - including eaves.

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NEWFOUNDLAND
POWER
A FORTIS COMPANY