



Canada Fuels Operations, Midstream Organization

Sarnia Products Pipeline
100 5th Concession East
Waterdown, ON L0R 2H1
Phone: 905.689.6652
Fax: 905.689.3553

September 18, 2014

City of London
300 Dufferin Avenue, P.O. Box 5035
London, Ontario
N6A 4L9

Attention: Ms. Cathy Saunders, Clerks Department

**Re: QZ-7890 Application for 2118 Richmond Street
Applicant 1705820 Ontario Limited (York Developments)**

Dear Ms. Saunders

Imperial Oil has received notice of the proposed Official Plan and Zoning By-law amendments to allow a 10 story 99 unit apartment building and eight two-storey townhouse dwellings along Sunningdale Road East.

Imperial has a 10 foot easement in that area along Sunningdale road, which contains a 12 inch high pressure pipeline.

Imperial Oil is regulated under the Ontario Regulation 210/01 made under The Technical Standards and Safety Act 2000 for Oil and Gas Pipeline Systems. The Technical Safety and Standards Authority (TSSA) has a guideline which recommends a 20m setback from the pipeline to any building intended for human occupancy. The TSSA also has guidelines in place which require us to ensure that our easement remains clear of any structures or large trees.

With regard to the property at 2118 Richmond Street, London, Ontario, Imperial has no objections to the proposed dwellings provided the design takes into account the above TSSA guidelines.

The Revised Concept Plan Figure 2 attached to the notification appears to show an adequate setback for the dwellings but also shows a number of large trees planted directly over our line in the easement. ***Please be advised that we will not be able to permit the planting of trees in the easement. Low growing shrubs may be considered, but trees over 4' tall will not be allowed.***



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The primary objective of pipeline easement setbacks and guidelines is to protect the line from any impact or contact which could cause a deficiency in the pipe. Our goal is to limit the likelihood of pipeline ruptures, which could result in injury and property damage.

We look to our local and municipal governments to support us in adhering to the regulations and guidelines issued by the TSSA - Fuels Safety Division.

Unfortunately I cannot attend the Planning & Environment Committee meeting scheduled for Tuesday September 23rd. I am submitting this letter for consideration in any discussion of the proposed development. I will of course advise the applicant again of our regulations when they submit any requests for facilities crossing our easement.

If you have any questions please call me at (905) 689-6462.

Regards,

Wendy Sutherland

Community Awareness Supervisor