LAND USE MONITORING PROGRAM
FREQUENTLY ASKED QUESTIONS

The following FAQ has been prepared to provide supporting information about the Land Use Monitoring Program (LUMP) to facilitate future development near Coastal GasLink / TC Energy infrastructure.

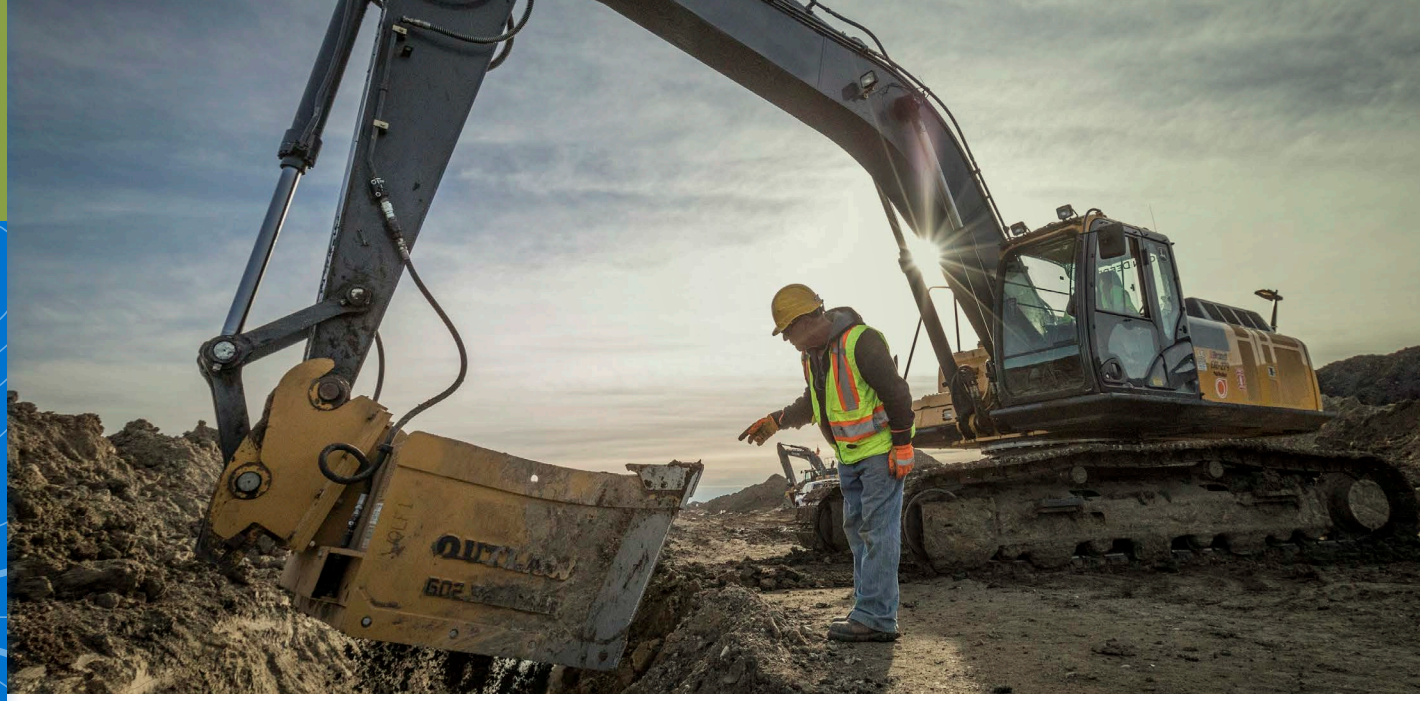
Questions or looking to send a referral? Email tcenergy@bastudios.ca

Coastal GasLink

TC Energy

CIMA+ B&A

01

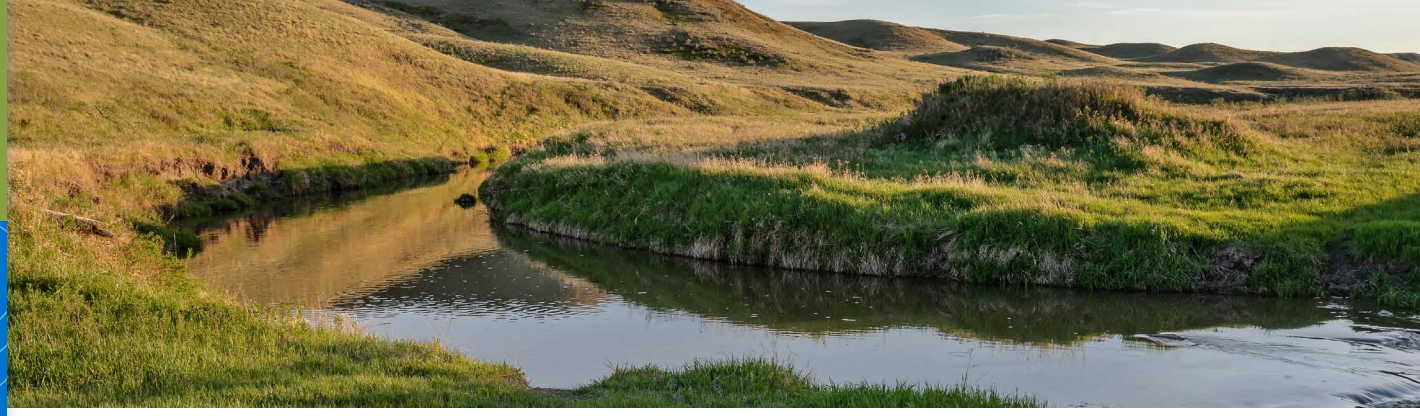


WHAT IS THE LAND USE MONITORING PROGRAM?

A. The Land Use Monitoring Program (LUMP) facilitates collaboration between Coastal GasLink / TC Energy, local governments, and other interested parties to promote safe planning best practices, and safe development near Coastal GasLink / TC Energy's high pressure natural gas transmission pipeline infrastructure within Canada.

As part of this program, we encourage/invite authorities overseeing planning and development near CGL / TCE's pipeline infrastructure to send the applications to tcenergy@bastudios.ca during the standard circulation process. Our team will review and provide a formal response if the application falls within the Coastal GasLink / TC Energy's Areas of Interest with recommendations and requirements to support safe development.

02



I'M INTERESTED IN UNDERSTANDING HOW THE LAND USE MONITORING PROGRAM IS GOVERNED, ARE THERE ANY PROVINCIAL OR FEDERAL REGULATIONS THAT INFORM OR IMPACT THE PROGRAM?

A. The Coastal GasLink Pipeline is regulated by the British Columbia Energy Regulator (BCER) regulations through the Energy Resources Activities Act (ERAA) and Pipeline Crossing Regulation (PCR). As per Section 76 of the ERAA and Section 2 of the PCR, any proposed ground activities within 30 m of a pipeline known as the prescribed distance requires a ticket to be submitted to BC 1 Call to confirm if said ground activity is proposed within 10 m of a pipeline. If so, written permission will be required by the operator, who may also establish other permissions required for activities extending beyond 10 m if deemed necessary to ensure the protection and integrity of the pipeline.

B. There are also some Canada Standards Association (CSA) documents that provide code requirements for the pipeline operator and guidance for collaboration with authorities having jurisdiction:

C. CSA Z662-23 (Oil and Gas Pipeline Systems):

- CSA Z662:23 | Product | CSA Group
    i. Can be accessed through the Canada Energy Regulator: CER – What's New – CSA technical standards now available for free download 2025 (cer-rec.gc.ca)

D. CSA Z663-18 (Land Use Planning in Vicinity of Pipelines):

- Z663-18 | Product | CSA Group (free for download)

03

HOW COULD PARTICIPATING IN THE LAND USE MONITORING PROGRAM POSITIVELY IMPACT MY LAND DEVELOPMENT PLANNING PROCESS?

A. CGL / TCE wishes to work with municipalities, communities, developers, landowners, and other development organizations to ensure safe planning near its high-pressure transmission pipeline infrastructure. By collaborating with the Land Use Monitoring Program early in your project planning process, we better ensure safe and proper planning within CGL / TCE's Areas of Interest for your development project and the community.

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WHAT TYPE OF PLANNING AND DEVELOPMENT APPLICATIONS ARE BEING REQUESTED THROUGH THE LUMP?

Planning and development applications of all types are requested to be sent for review and consideration, including:

- **Upper Tier Plans:** Long-range policy planning documents that contain high-level goals, objectives, and policies to guide the future physical development of a regional or municipal area (ex. Regional Plans, Official Community Plans, Land Use Strategies etc.).
- **Lower Tier Plans:** Long-range policy planning documents that contain goals, objectives, and policies to guide future land use and site development for residential, commercial, industrial, and institutional uses (ex. Neighbourhood Plans, Outline Plans, Concept Plans, Local Area Plans etc.).
- **Site Development Plans:** Site-specific applications for development on one or more subject parcels (ex. Land Use or Zoning changes, subdivisions, development permits etc.).

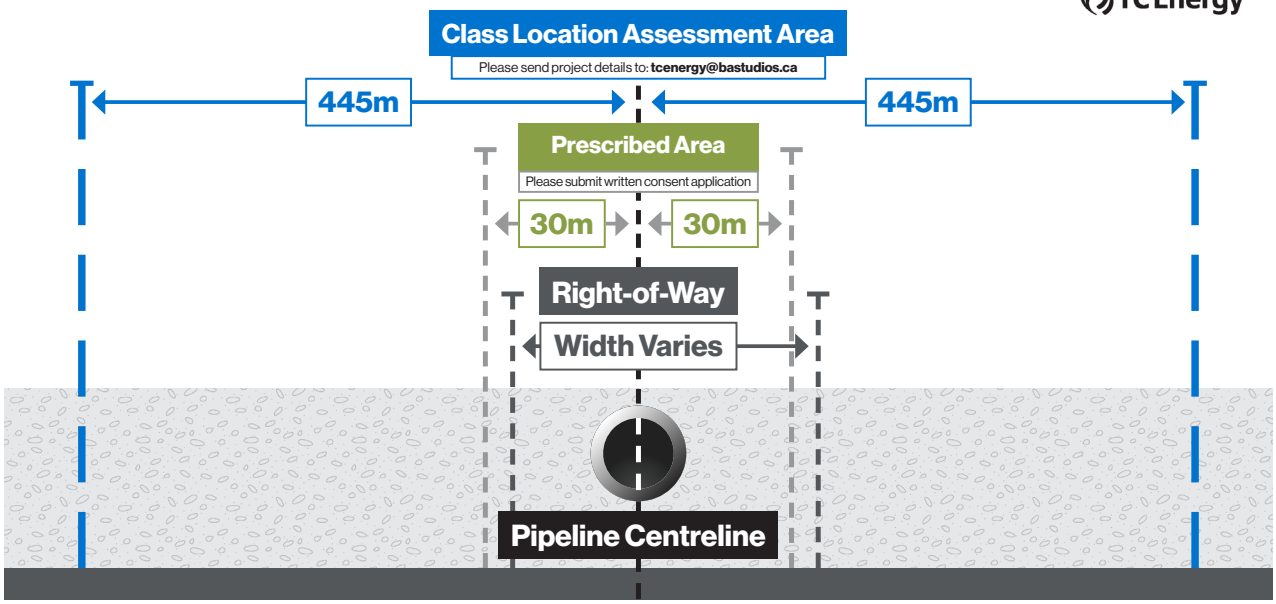
The nature of the review and recommendations provided will vary depending on the type of applications and development being proposed. Early collaboration is beneficial for all parties by supporting awareness of best practices and limiting late-stage revisions.

PLANNING IN PROXIMITY OF THE COASTAL GASLINK PIPELINE

Areas of Interest

Coastal GasLink

TC Energy



*Drawing not to scale.

WHAT ARE THE AREAS OF INTEREST THAT APPLICANTS SHOULD BE AWARE OF AND HOW DO THEY RELATE TO YOUR DEVELOPMENT?

A. The Pipeline Assessment Area identifies lands extending on either side of a pipeline in which new development must be monitored by Coastal GasLink / TC Energy. The requirement for and scope of this monitoring is governed by the British Columbia Energy Regulator (BCER) regulations through the Energy Resources Activities Act (ERAA) and Pipeline Crossing Regulation (PCR). Depending on the pipeline location, operator, regulator, and audience it may also be referred to as the "class location assessment area", "notification zone", "referral area" or "potential impact radius". The area that must be monitored is 445 metres on either side of the pipeline centreline.

It is important for Coastal GasLink / TC Energy to be aware of changes in planning and development to ensure that Coastal GasLink / TC Energy complies with all requirements in support of pipeline safety, pipeline design, and public awareness to ensure that our communities remain safe.

B. The Prescribed Distance is an area measured 30m on either side of the pipeline. The BC Pipeline Crossing Regulation states that a person undertaking ground activities within 30m of a pipeline must contact BC 1 Call to confirm if one or more pipelines are within 30m of the proposed disturbance, prior to the work taking place. If a pipeline is confirmed within 30m, the ground activity must be confirmed with each pipeline permit holder that the pipeline is at least 10m away from the proposed site of the activity. Written permissions and specifications may be given by the pipeline operator to allow the activity within the 10m and may establish permissions extending beyond 10m from the pipeline that are deemed necessary to protect the pipeline.

To identify the approximate alignment of the pipeline on the subject lands, a locate request must be made prior to any ground disturbance taking place. Locate requests can be made online at www.clickbeforeyoudig.com or by submitting a ticket to BC 1 Call. Locate requests require 72 hours notice to be completed.

C. A Right-of-Way (ROW) is a strip of land where property rights have been acquired for pipeline systems by Coastal GasLink / TC Energy. It is a surveyed area of a specific width which grants legal rights of access to operate and maintain the infrastructure within it.

- No permanent structures are permitted within the pipeline right-of-way area without CGL / TCE's prior written consent.
- CGL / TCE must have the ability to access CGL / TCE's pipeline right-of-way at all times for construction, maintenance, operation, inspection, patrol, repair, replacement and alteration of the pipeline(s). Therefore, the CGL / TC pipeline right-of-way shall be maintained as green space, park belt or open space.
- No work shall take place on CGL / TCE's pipeline right-of-way without the presence of a CGL / TCE representative. Landscape plans and design need to be approved by CGL / TCE.
- Storage of materials and/or equipment, grading or placing fill on CGL / TCE's pipeline right-of-way is not permitted without prior written consent from CGL / TC.

06

WHAT DOES IT MEAN FOR THE APPLICANT TO SEEK OUT 'WRITTEN CONSENT' FROM COASTAL GASLINK / TC ENERGY AS IT RELATES TO THE PRESCRIBED AREA OR THE PIPELINE RIGHT-OF-WAY?

A. According to the BC Pipeline Crossing Regulation, if the pipeline owner confirms the activity is within 10 m of the pipeline, they can give written permission specifying the rules to follow if the activity is permitted to proceed and may establish permissions extending beyond 10 m from the pipeline.

Written consent from CGL / TC Energy must be obtained before any of the following:

- Constructing or installing a facility across, on, along or under a TC Energy pipeline right-of-way. A facility may include, but is not limited to: driveways, roads, access ramps, trails, pathways, utilities, berms, fences/fence posts;
- Conducting ground disturbance (excavation or digging) on TC Energy's right-of-way or within 10 metres of the centreline of TC Energy's pipeline;
- Driving a vehicle, mobile equipment or machinery across a TC Energy pipeline right-of-way outside the travelled portion of a highway or public road;
- Using any explosives within 300 metres TC Energy's right-of-way; and
- Use of TC Energy's Prescribed Distance for storage purposes.

Written consent may be obtained online through TC's Canadian Third-Party Crossing Application Portal at writtenconsent.tcenergy.com or by calling 1-877-872-5177.

Additional requirements for safe planning and development in proximity to the pipeline(s) may be identified based on the site-specific conditions and the proposed project. These requirements can be provided through early collaboration when additional details are sent to TCEnergy@bastudios.ca or when applying through the written consent process identified above.

07

OUR INTERNAL RESOURCING AND PLANNING DEMANDS CAN VARY THROUGHOUT THE YEAR, AND WE MAY NOT ALWAYS BE ABLE TO COMMIT THEM TO LOCATING A PROJECT WITHIN TCE'S PIPELINE ASSESSMENT AREA—CAN WE SEND THE REFERRALS TEAM ALL THE NOTIFICATIONS AND LET TCE DETERMINE WHETHER THEY WILL BE IMPACTFUL NOTIFICATIONS?

A. Absolutely. Our team is happy to work with you to support safe planning. We can perform the intake and locate the assets for you within our project web map.

- **a.** If a notification is considered to not be impactful, our team will inform you within two weeks.
- **b.** When applications are received that do not intersect with the Areas of Interest, TCE will not issue a formal response.
- **c.** If the notification is considered impactful, a more fulsome review will be necessary which could take two to three weeks.

B. **What is the turnaround time from referral submission to response?** We will endeavor to provide a timely response to referrals within any timeline specified by the municipality when it is sent. Historically, we have found that referrals received have a response deadline of 21 days. A faster turnaround of a response is possible upon request.

08

NOTIFICATIONS OFTEN CARRY THE APPLICANT'S INFORMATION THAT MUST BE REDACTED, TO WHICH IN TIMES OF HEAVY APPLICATION VOLUME CAN ALSO BE TIME-CONSUMING. CAN WE SEND THE REFERRALS TEAM A LIST OF ADDRESSES RATHER THAN THE APPLICATIONS AND LET TCE SIGNAL WHICH WILL REQUIRE FULL CIRCULATION?

A. Yes. CGL / TCE's team is happy to collaborate on high volume notifications. Please provide us with a list of the impacted rural/municipal address (preferred) and/or legal description. Our GIS team will then locate and signal to your team which locations will require a full circulation package and request this from you, if and as needed. Additionally, any personal information shared through a notification will not be shared with any third party as we adhere to Canada's FOIP Act.

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PLEASE REVIEW THE INFO GRAPHIC BELOW TO ASSIST IN YOUR BEST APPROACH DEPENDING ON THE NATURE OF THE APPLICATION.

PLANNING IN PROXIMITY OF PIPELINES

Guide for Municipalities, Developers & Landowners

The Planning Process...	What to do...	When to do it...	How to do it...
Intermunicipal Plans **Municipal Plans** **Neighbourhood Plans** **Land Use & Zoning** **Subdivision** **Development Permit**	Notify TC Energy of projects within **445m** of the pipeline centreline, known as the **pipeline class location assessment area**. We will provide you with recommendations and requirements.	**Landowners / Developers:** • Before an application submission, during design and planning phase. **Municipalities:** • During the creation or update of policy plans. • During planning and development application circulation.	Please send project details to: **tcenergy@bastudios.ca**
Ground disturbance within prescribed area **OR** **Crossing the pipeline**	Written permission is required for activity within 10m	Prior to ground disturbance or crossing. Written permission is issued to construct within a 2 year window from date of issuance	Please submit pipeline requests to: TC's Canadian Third Party Crossing Application Portal at **writtenconsent.tcenergy.com** 1-877-872-5177
Construction	Contact your **local one-call** centre.	3 to 5 days prior to putting a shovel in the ground.	Click Before You Dig.com

Coastal GasLink
TC Energy
Questions or referrals?
Email us at
tcenergy@bastudios.ca
View the online version by
scanning the QR code