



July 8, 2025

City of Toronto  
c/o City Clerk's Office  
2<sup>nd</sup> Floor, West Tower  
Toronto, Ontario  
M5H 2N2

Attention: John D. Eldridge, City Clerk

RE: File/application No/ Name.: EHON – Garden Suites  
Proposed Development location: City-Wide

Dear City Clerk,

Thank you for providing Trans-Northern Pipeline Inc. (TNPI) with the Notice of Public Meeting for the proposed Official Plan and Zoning By-law Amendments to improve implementation of garden suites and to align zoning permissions for garden suites. TNPI currently operates a high-pressure petroleum products transmission pipeline system within Right-of-Way's (ROW) ranging in width and with variable configurations throughout the City of Toronto.

Please note the following in relation to the proposed changes:

- Permanent Structures are not allowed within the TNPI ROW and are recommended to be setback 10 m from the ROW
- Access to the ROW must be available at all times for operational and maintenance purposes
- Any crossings over, or under the ROW (including utilities to service the sites, and temporary access) must apply for a permit which may be initiated by submitting a request to [crossingrequestseast@tnpi.ca](mailto:crossingrequestseast@tnpi.ca)
- TNPI recommends a specific section, regarding engaging with pipeline companies in advance of planning, to be included into the Official Plan
- Please advise TNPI of any proposed developments and density changes within 200 m of the TNPI pipeline. Development requests and reviews may be sent to [landroweast@tnpi.ca](mailto:landroweast@tnpi.ca)

Please note, any development plans within the right-of-way will require a permit which can be requested by following the steps described near the end of this response.

Please note that, Trans-Northern is regulated by the Canada Energy Regulator. Section 335 (1) and (2) of the Canadian Energy Regulator Act, provides that:

- *It is prohibited for any person to construct a facility across, on, along or under a pipeline or engage in an activity that causes a ground disturbance within the prescribed area unless the construction or activity is authorized or required by the orders made under subsection (3) or (4) or regulations made under subsections (5) or (6) and done in accordance with them.*
- **Prohibition — vehicles and mobile equipment**

*It is prohibited for any person to operate a vehicle or mobile equipment across a pipeline unless*

#### TORONTO

310-45 Vogell Road, Richmond Hill ON L4B 3P6  
TEL (289) 475-5369 • FAX 905-770-8675

#### CALGARY

109-5305 McCall Way NE, Calgary AB T2E 7N7  
TEL (403) 476-1646 • FAX 905-770-8675

#### TRANS-NORTHERN PIPELINES INC.

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- *(a) that operation is authorized or required by orders made under subsection (3) or (4) or regulations made under subsections (5) or (6) and done in accordance with them; or*
  - *(b) the vehicle or equipment is operated within the travelled portion of a highway or public road.*

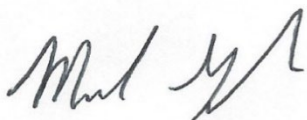
Additionally, should an applicant propose to cross the pipeline or right-of-way with a vehicle or construct a facility across, on, along or under the pipeline, the applicant would be required to contact TNPI prior to commencement of their work to receive the required authorization.

**Our pipelines are registered with On1Call, which upon receiving your request, quickly connects you/your representative with an individual at TNPI who will determine if a written approval is required before you can begin your proposed activities. If required, you will be prompted to request a Crossing Agreement/Permit and provided with information on how to proceed. Crossing Permits, issued for activities proposed within TNPI's easement, can be requested by email submission at [crossingrequestseast@tnpi.ca](mailto:crossingrequestseast@tnpi.ca). Please note that it may take up to 10 business days to receive approval once all necessary information has been received**

Should the applicant require further information on the technical requirements related to ground disturbance or crossing of the pipeline, they may contact Michelle Gruszecki, Property and Right-of-Way Administrator via email at : [mgruszecki@tnpi.ca](mailto:mgruszecki@tnpi.ca)

As always, Trans-Northern Pipeline Inc. appreciates being circulated notices on proposed land use changes and processes that may affect TNPI assets.

Yours truly,



Michelle Gruszecki  
Property and Right of Way Administrator