

May 23, 2025

Zone Richmond Hill Team

City of Richmond Hill  
225 East Beaver Creek Road  
Richmond Hill, ON L4B 3P4

Via email: [zoning@richmondhill.ca](mailto:zoning@richmondhill.ca)

Dear Zone Richmond Hill Team:

**RE: Comprehensive Zoning By-law - Employment, Environmental, Institutional and Utility-Transportation Lands  
City of Richmond Hill  
MHBC File: PAR 50191**

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MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) are the planning consultants for TransCanada PipeLines Limited (TCPL). This letter is in response to the Virtual Public Open House notices for the remaining lands subject to the City-initiated Zoning By-law Amendment to the new Comprehensive Zoning By-law 30-25 for the City of Richmond Hill. TCPL has three (3) high-pressure natural gas pipelines contained within its easements ("TCPL Pipeline Right-of-Way") crossing the City of Richmond Hill.

TCPL's pipelines and related facilities are federally regulated and are subject to the jurisdiction of the Canada Energy Regulator ("CER"). As such, certain activities must comply with the Canadian Energy Regulator Act ("Act") and associated Regulations. The Act and the Regulations noted can be accessed from the CER's website at [www.cer-rec.gc.ca](http://www.cer-rec.gc.ca).

### ***Policy Context***

TCPL's pipelines are defined as *infrastructure* in the *Provincial Planning Statement, 2024 ("PPS")*. In accordance with Policy 3.3.1 of the PPS, "*planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs*".

TCPL's pipelines and facilities are also defined as *major facilities* in the PPS. In accordance with the policies in Section 3.5 of the PPS, where avoidance is not possible, planning authorities shall protect the long-term viability of existing or planned major facilities that are vulnerable to encroachment by ensuring that the planning and development of adjacent sensitive land uses is only permitted if potential adverse effects to the proposed adjacent sensitive land uses are minimized and mitigated, and potential impacts to major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

Appropriate setbacks to the TCPL Pipeline Right-of-Way are needed to manage the safety and integrity of the pipelines, as well as ensuring adequate access for emergencies, operations and maintenance. TCPL also

provides feedback on official plan policies and zoning regulations to align with TCPL's Damage Prevention Best Practices.

1. As the City prepares the draft Zoning By-law Amendment, we request the following be included in Section 9.0, Utility Corridor, Trans Canada Pipeline and Canadian National Railway (CNR) of By-law 30-25:

*TransCanada PipeLines Limited (TCPL):*

- a. A minimum setback of 7.0 m shall be required from any part of a building or structure to the edge of the TCPL pipeline right-of-way.*
- b. A minimum setback of 7.0 m from the nearest portion of a TCPL pipeline right-of-way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated aisle or driveway.*

Thank you for the opportunity to comment. We look forward to reviewing the updated By-law. If you have any questions, please do not hesitate to contact our office.

Sincerely,

**MHBC**



Kaitlin Webber, MA, RPP, MCIP  
Intermediate Planner | MHBC Planning

*on behalf of TransCanada PipeLines Limited*