



How to Safely Develop Near Pipelines

As land is developed, it is important to consider the location of pipelines and other underground utilities for urban planning in your community.



Good working relationships and communication between municipalities, land use planners, urban developers and companies who own and operate underground infrastructure, are key to ensuring that risks associated with urban encroachment are minimized. Land use changes and re-zoning without proper communication and agreements in place can increase risk, and potentially create unnecessary financial burdens for both parties.

If your community is expanding, it is important to consider the location of pipelines and other underground utilities for land development and urban planning. By ensuring public officials, developers, industry and members of the public consult with each other and are aware of the importance of others' interests, public safety is prioritized, and potential expensive changes to development plans and operations can be avoided.



What planners need to consider

A number of variables need to be considered in land use planning:

- Early engagement and consultation are pivotal to avoid conflict and issues
- Be aware of specific roles and responsibilities in relation to sound land development
- Access reliable land information on the location of possible pipelines located on the land
- Initiate open and transparent communication with all affected stakeholders relating to the land use development process



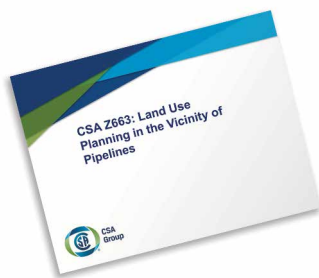
Out of sight but not out of mind

Because pipelines are buried and out of sight, they are sometimes forgotten about or assumptions are made that there is nothing in the ground. In fact, there is an estimated 825,000 km of transmission, gathering and distribution lines in Canada. By working with a pipeline operator and acquiring the necessary information early in the planning stages of development, different options to accommodate growth can be explored.

If you are planning new urban development, or are aware of land use zoning changes, we'd like to work with you to explore options and avoid future complications. Please contact us at publicawareness@plainsmidstream.com

How to identify buried infrastructure when planning

- Conduct site inspections to look for signs of buried infrastructure like pipelines, such as recent construction, marker posts, pipeline signs, etc.
- Get land information such as title searches or maps and speak to current or previous landowners of the property
- If pipelines are found on the subject property to be developed, engage with the operator as soon as possible. Do not wait as the time to avoid issues is at the earliest stages
- PMC will work with developers, municipalities, etc. in a collaborative manner to resolve issues and find solutions to concerns that may arise



Land use planning standards

PMC endorses a multi-stakeholder and early engagement approach to land use planning. To help you plan land use development that respects community safety and the integrity of pipelines, please refer to the Canadian Standards Association's Z663 Land Use Planning in the Vicinity of Pipeline Systems. The standard promotes a proactive consultative approach to land use planning and is the primary reference for local authorities and developers in Canada. This standard was drafted in collaboration with municipalities, regulators, developers and pipeline operators. We encourage you to review this information carefully and share it with your colleagues.



Checklist for developers

As you engage in developing an area, always consider the following questions:

- 1 Have you checked your proposed development area for pipelines?
- 2 If there are pipelines, have you identified the pipeline operator contact (person, company, phone number)?
- 3 If yes, have you reviewed your proposal with the pipeline operator?
- 4 Does the pipeline operator have any outstanding concerns with the development proposal?
- 5 Does the pipeline operator agree with your development proposal?

If you have any questions about any of the information on this or any other PMC fact sheet, please reach out to us at: publicawareness@plainsmidstream.com



Plains Midstream Canada
Suite 1400, 607 - 8 Avenue S.W. Calgary, Alberta T2P 0A7
Telephone: 403.298.2100 Toll Free: 1.866.343.5182
www.plainsmidstream.com

24 HR EMERGENCY NUMBER:
1.866.875.2554



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