

ITEM 38
MANAGER'S REPORT NO. 49
COUNCIL MEETING July 21/75

RE: TRANS MOUNTAIN PIPE LINE COMPANY LTD.
REQUEST FOR RIGHTS-OF-WAY, JET FUEL PIPELINE

Following is the Land Agent's report in regard to a request from Trans Mountain Pipe Line Company Ltd. to extend their jet fuel line. Attached is the Planning Director's report in this regard.

The Master Pipe Line agreement and the sub-agreements require in Section 4 that "Upon the written request of the Corporation or the Engineer on its behalf, Trans Mountain shall, at the expense of the Corporation, change the location (which in the case of pipe means any change of either or both of line and elevation) of any part of the Works on a Highway to some other reasonable location on a Highway, and shall carry out each such change with reasonable speed". We feel that this Section should be amended so that any changes are at the expense of Trans Mountain Pipe Line Company Ltd.

RECOMMENDATION:

1. THAT the Land Agent's recommendations be approved subject to Trans Mountain Pipe Line Company Ltd. agreement to revision of Section 4 of the Master Pipe Line agreement and sub-agreements as noted with this report.

* * * * *

TO: MUNICIPAL MANAGER
FROM: ASSISTANT LAND AGENT
SUBJECT: REQUEST FOR RIGHTS-OF-WAY - JET FUEL PIPELINE
TRANS MOUNTAIN PIPE LINE COMPANY LTD.

Lands Department
July 15, 1975

Trans Mountain Pipe Line Company Ltd. has requested permission to proceed with an extension of their jet fuel line in order to supply the refinery site of Gulf Oil, which is located on the border of North Road in Coquitlam.

They have 3 points of concern -

- (1) Approval to occupy an area within North Road. Agreement has been reached by our Engineering Department, subject to Trans Mountain submitting the necessary design drawings for inspection and approval.
- (2) The granting of a 6 ft. Right-of-Way located within a previous 30 ft. Gulf Right-of-Way (see Sketch #1). For information, we would advise that Gulf's previous Right-of-Way is not registered at the present time and will terminate in 1979, subject to renewal. The granting of this 6 ft. Right-of-Way would, of course, be subject to Gulf's approval.
- (3) The granting of a 6 ft. Right-of-Way lying East of the present 30 ft. Imperial Oil Right-of-Way (see Sketch #2).

The master agreement with Trans Mountain, dated 1968, will be adjusted by the addition of a sub-agreement, schedules and plan allowing construction on North Road, subject to Trans Mountain

presenting a design drawing for inspection and approval by our Engineering Department prior to the commencement of construction.

Our Planning Department has had discussions with Trans Mountain, and were advised that there will be no above ground facilities which could be subject to vandalism, other than valves, which are small and can easily be concealed.

We have estimated that the compensation to be paid to the Corporation should be \$1.00 per sq. ft. for the easement located in the present Gulf Right-of-Way (Sketch #1); and \$1.73 per sq. ft. for the easement area that lies East of the present Imperial Oil Right-of-Way (Sketch #2).

These prices represent the full fee of land, and for an estimated .490 Acres at \$1.00 per sq. ft. would amount to \$2,134.00, and for an estimated .121 Acres at \$1.73 per sq. ft. would amount to \$9,119.00. The price of \$1.00 per sq. ft. is an estimated market value of land within the conservation area. The price of \$1.73 per sq. ft. is an estimated market value for land which lies within the Burnaby 200 Development Project.

RECOMMENDATION:

- (1) That the Solicitor arrange to have the Right-of-Way and Easement documents, and sub-agreement for North Road, prepared and executed by the Mayor and Clerk, and held until such time as Trans Mountain submits design drawings for inspection and approval by our Engineering Department.
- (2) That the compensation for the 6 ft. Right-of-Way and Easement which will lie within the Gulf Right-of-Way (see Sketch #1), and those portions North of Gaglardi Way and West of North Rd., will be on the basis of \$1.00 per sq. ft., subject to a registered survey plan.
- (3) That the compensation for the 6 ft. Right-of-Way and Easement that will lie East of the present Imperial Oil Right-of-Way and South of Gaglardi Way (see Sketch #2) will be on the basis of \$1.73 per sq. ft. area, subject to a registered survey plan.
- (4) That, as required, extra working area beyond the Right-of-Way and Easement will be granted for construction purposes. This working area is not to exceed 15 ft.
- (5) That permission be granted to proceed with construction in the area of North Road subject to Trans Mountain presenting design drawings for inspection and approval of our Engineering Department.

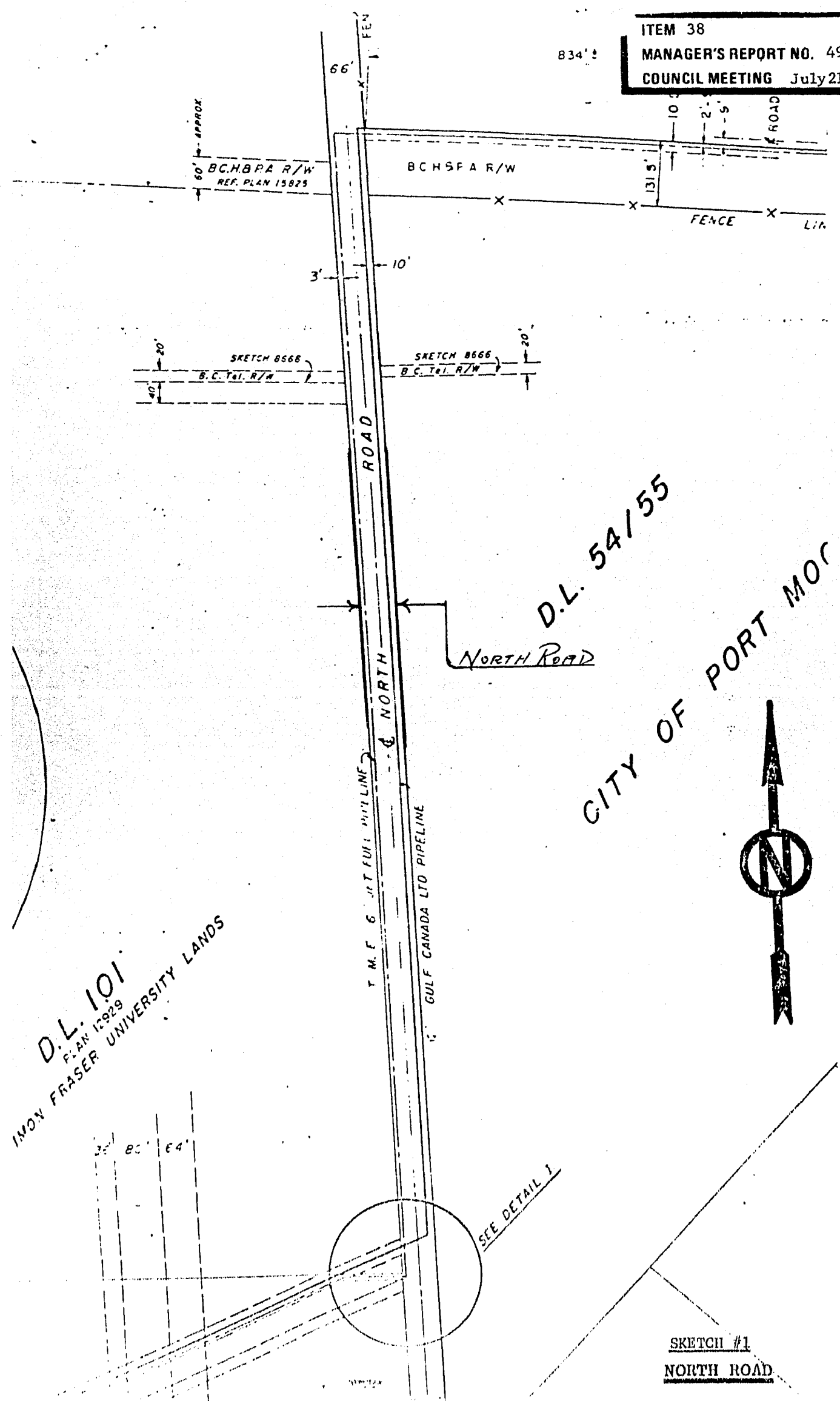
HH:iem
Encs.

H. Hargreaves
H. Hargreaves
for E. W. Grist
Land Agent

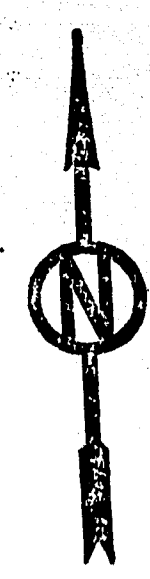
cc: Municipal Engineer
Director of Planning

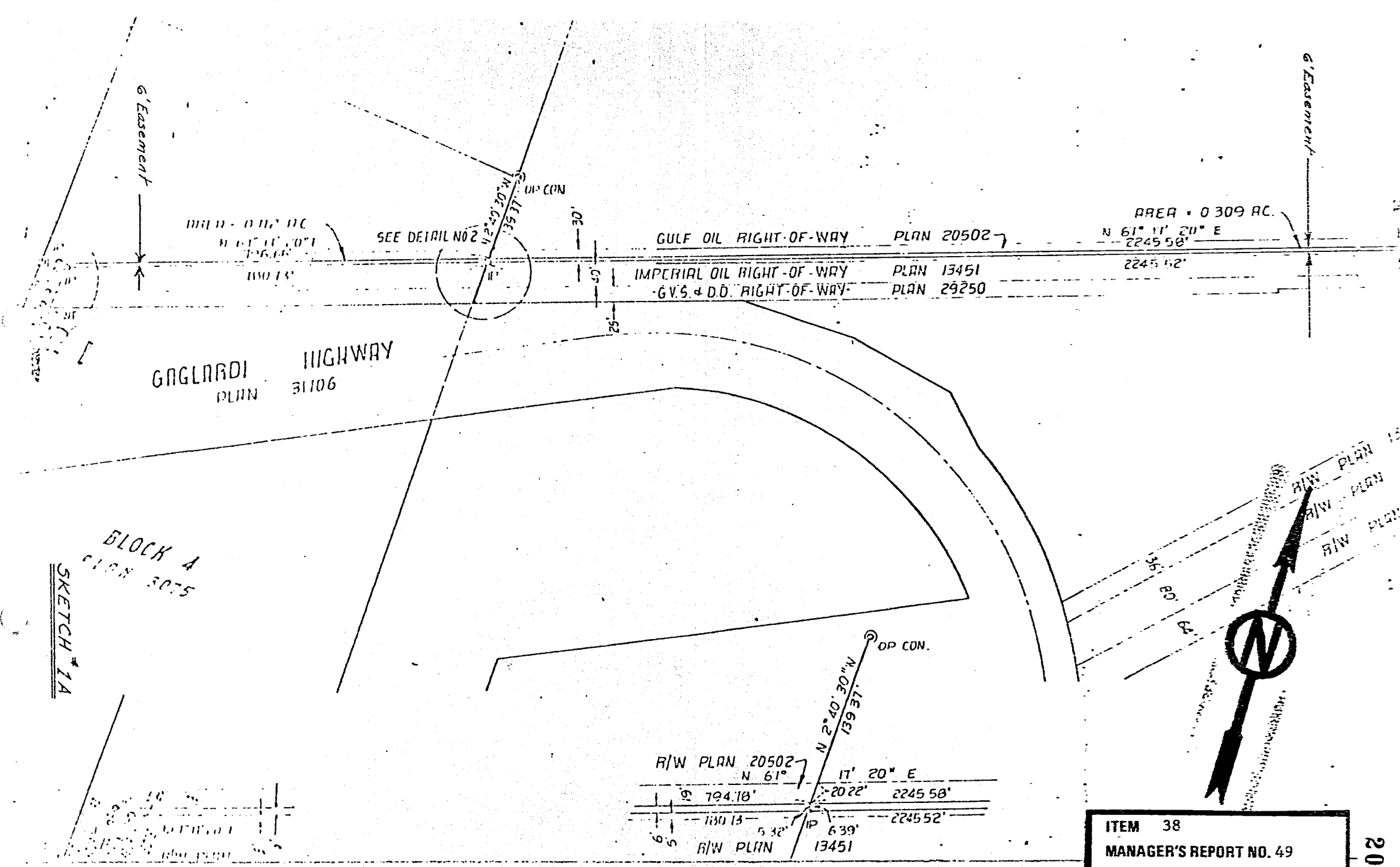
ITEM 38
MANAGER'S REPORT NO. 49
COUNCIL MEETING July 21/75

834'



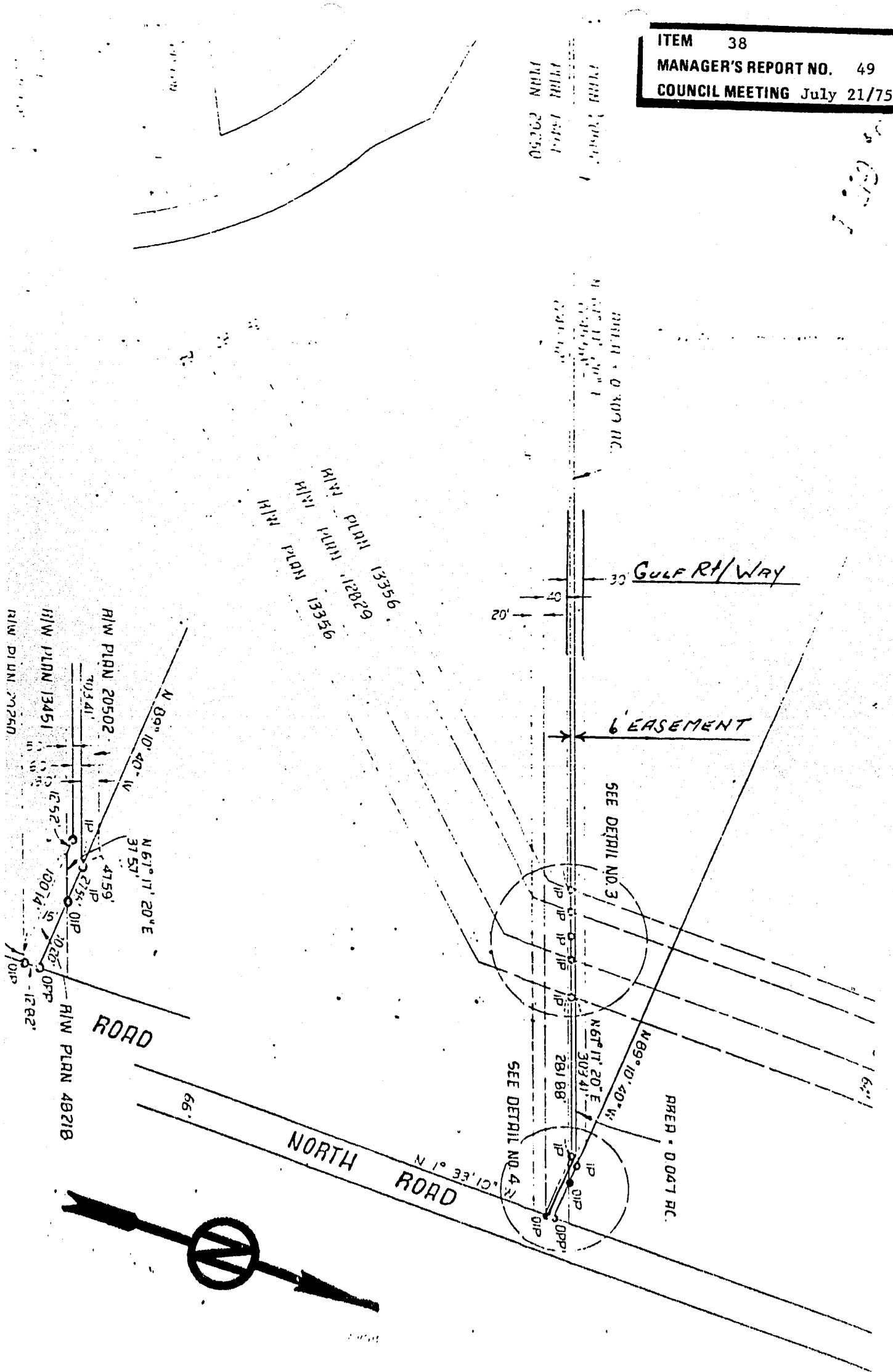
D.L. 101
PLAN 12929
MON FRASER UNIVERSITY LANDS





ITEM 38
 MANAGER'S REPORT NO. 49
 COUNCIL MEETING July 21/75

ITEM 38
 MANAGER'S REPORT NO. 49
 COUNCIL MEETING July 21/75



SKETCH #1B

ITEM 38
MANAGER'S REPORT NO. 49
COUNCIL MEETING July 21/75

D.L. 148, GP. 1

4 N PLAN 10532
5 N PLAN 13451
6 N PLAN 14250

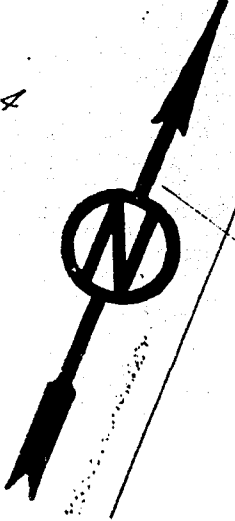
GAGLARDI HIGHWAY
PLAN 31706

LOT 1
PLAN 3075

E.V.S. AND O.D. RIGHT-OF-WAY
TRANS MOUNTAIN OIL PIPELINE CO. RIW
TRANS MOUNTAIN ENTERPRISES OF B.C.

IMPERIAL OIL CO. RIGHT-OF-WAY

AREA - 0.227 AC. - 15' LEASE
AREA - 0.121 AC
6' LEASEMENT

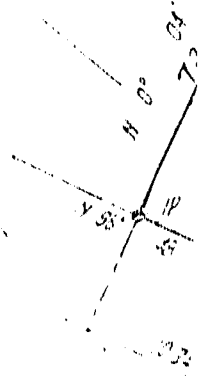


BROADWAY
PLAN 37242

GAGLARDI
PLAN 31706

ROAD
BY-LAW PLAN 31115

SKETCH #2



ITEM 38

MANAGER'S REPORT NO. 49

COUNCIL MEETING July 21/75

PLANNING DEPARTMENT
JULY 14, 1975

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: TRANS MOUNTAIN PIPELINE RIGHT-OF-WAY
ACROSS D.L. 100 and D.L. 148

Gulf Oil Company currently has a 30' right-of-way traversing Corporation property in D.L.'s 100 and 148 as shown on the attached sketch. As a result of a request from Trans Mountain Enterprises, Gulf Oil has come to an agreement with Trans Mountain whereby 6' of the 30' wide easement will be utilized jointly by both companies.


Since the original easement was granted to Gulf Oil by Burnaby in 1959, it is now necessary that the Corporation grant further approval to the use of this right-of-way by Trans Mountain. A new 6' easement adjacent to an existing 30' Imperial Oil right-of-way has also been requested by Trans Mountain linking the proposed Gulf-Trans Mountain easement with Trans Mountain's existing right-of-way (see sketch attached).

With respect to the granting of both of these easements, the Planning Department has received assurance from Trans Mountain Enterprises that the pipeline proposed would not require any obvious above ground facilities which would be subject to vandalism. The only above ground items are valves which are small, vandal-proof and easily concealed by low landscaping. With regards to the construction of the jet fuel pipeline, all Municipal Engineering Department requirements must be complied with. In order to protect any future development of the Corporation's land, there is contained within the agreement between Trans Mountain and Burnaby a proviso requiring relocation or reconstruction of the proposed facility, at the expense of Trans Mountain within 6 months of Burnaby's written request to do so.

In the matter of compensation to the Municipality for granting the subject rights-of-way, the Land Agent will be reporting to Council directly to recommend a price. The Municipal Solicitor is in possession of a right-of-way agreement, between Burnaby and Trans Mountain Enterprises, which has been prepared to his satisfaction and has been recommended for execution by the Corporation.

RECOMMENDATION

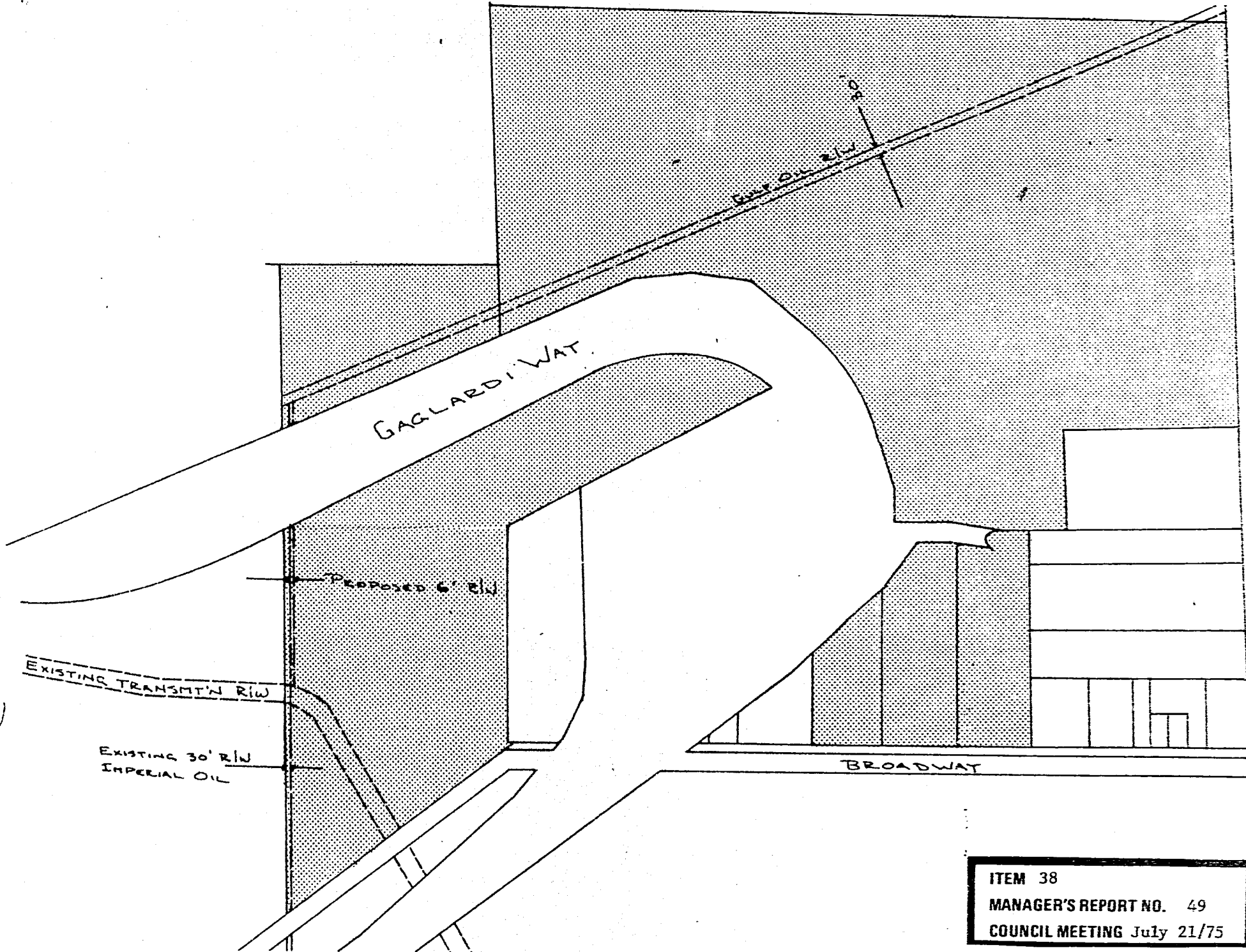
THAT Council authorize the granting of the rights-of-way outlined in the foregoing report.


A. L. Parr
DIRECTOR OF PLANNING

HR:ea
Att.
cc: Land Agent
Municipal Solicitor

COOPERATION PROPERTY
Scale 1" = 400'

NORTH ROAD
North



ITEM 38
MANAGER'S REPORT NO. 49
COUNCIL MEETING July 21/75