



March 25, 2021

VIA ELECTRONIC FILING/EMAIL

Canada Energy Regulator
Suite 210, 517 Tenth Avenue SW Calgary, AB T2R 0A8
Toll Free Fax: 1-877-288-8803 Email: secretary@cer-rec.gc.ca

Dear Jean-Denis Charlebois:

**Re: Trans Mountain Pipeline ULC (Trans Mountain)
Trans Mountain Expansion Project (Project)
Section 324 Application for Right of Entry (Application) OF-Fac-Oil-T260-2013-03
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Greater Vancouver Sewerage and Drainage District (Registered Owner) Short
Legal: 030-876-699 / Tract: PC 7683 (Lands of the Owner)**

Please note Eaglequest Golf Centres Inc. objections to the Right of Entry for the above-referenced Lands for the construction and operation of the Project.

Eaglequest Coquitlam operates a 9 hole golf course, 18 hole mini-putt, 74 bay driving range, café, banquet facility and retail pro shop on the site which Trans Mountain requests its right of entry. The facility operates year-round and at near capacity on a daily basis. We have consulted with representatives from Trans Mountain, Ram Consulting and KLTP as well as our legal team, and we have the following objections to the application:

- Safety and security details have not been shared with Eaglequest Golf Centres inc. Our facility operates 7 days a week and often at full capacity and we want to be clear on all precautions planned and ensure measures will be put in place by Trans Mountain to protect the safety of our staff and patrons as well as the safety of construction workers who will be working adjacent to an operating golf facility.
- Appendix A shows the Easement area and temporary access but does not confirm that our Golf Course, maintenance building and driving range will not be affected.
- The Temporary Easement abuts our driving range very tightly and the guidewires that support the poles on the range fall within the easement. Our concern is with heavy equipment and construction in this area, our guidewires could be compromised, and we would need clarification on how this will be safely dealt with, without compromising our operation.
- Access to the Temporary Easement as shown in Appendix A does not confirm how traffic flows will be safely controlled. During peak hours we have concerns that construction traffic may interfere with our patrons and staff access to the site.
- Parking for construction workers has not been identified in the application. Eaglequest Coquitlam's parking is for Eaglequest staff and customers only and we want to ensure



that there be no construction staff vehicles or equipment parked in our parking lot nor parked on our main access to the facility from United Blvd.

- Exhibit A 4(b) Restoration: Our concerns of how the construction process will affect our facility remain unclear and as such we would like restoration to be completed as Eaglequest Golf Centres directs in order to ensure the areas affected are restored appropriately and take into consideration the long term effects of the pipeline installation on the land. This would include but not be limited to, the golf course, irrigation systems, maintenance building, clubhouse, driving range building and poles and netting surrounding the driving range, abutting the temporary easement.
- Exhibit A 4(c) Compensation: Eaglequest Coquitlam operates at near capacity and we believe that noise, nuisance, and general perception of construction activity on the site will affect our revenues. As such compensation to Eaglequest Coquitlam should be determined by Eaglequest Golf Centres Inc.
- In reference to Exhibit A 4(g) Quiet Enjoyment, we understand the basis for this requirement, however as a golf facility that will be operating during construction, there will be times when we will need to access the Easement areas as identified in Appendix A in order to maintain our irrigation systems, golf course, and guidewires, among other aspects of our facility. We would need a mechanism in which we can communicate with site supervisors to access the areas safely and when required.
- Our Eaglequest Coquitlam Facility is located on solid waste landfill site. As such our concerns over how the Trans Mountain pipeline will affect settlement of the slope on which it is installed and its long term effect on our property have not been addressed. According to Appendix A, the pipeline will be installed on the slope on the north side of our property and we have concerns on how this will affect the playability of the golf course in the future, the clubhouse building structure, the driving range structure, and the poles and netting around the driving range.

Please contact us with a response or if you have any questions or require any clarification.

Best regards,

Nafeez Hirji

VP Eaglequest Golf Centres Inc.