



A NOTICE OF A BUSINESS MEETING OF **THE GAMBIER ISLAND LOCAL TRUST COMMITTEE**
to be held at 10:30 am on Thursday, July 10, 2014
at Gambier Island Community Centre,
Andy's Bay Road, Gambier Island, BC

AGENDA

		Page No.	*Approx. Time*
1.	CALL TO ORDER		10:30 am
2.	APPROVAL OF AGENDA		
3.	QUESTIONS AND ANSWERS FOR PROPOSED BYLAW NO. 126		
4.	RECESS FOR PUBLIC HEARING FOR PROPOSED BYLAW NO. 126		11:00 am
5.	RECONVENE		
6.	CLOSED MEETING: The Gambier Island Local Trust committee closes the next part of the July 10, 2014 business meeting to discuss matters pursuant to Section 90(1)(d) of the <i>Community Charter</i> to consider adoption of closed meeting minutes and 90(1)(f) of the <i>Community Charter</i> to consider a Bylaw Enforcement update and that Staff be invited to attend this meeting.		
7.	RECALL TO ORDER: The Gambier Island Local Trust committee re-opens this meeting to the public subject to Section 89 of the <i>Community Charter</i> .		
7.1	Rise and Report from Closed Meeting		
8.	MINUTES		
8.1	Local Trust Committee Meeting Minutes dated May 22, 2014 – <i>for adoption - attached</i>	1-10	
8.2	Section 26 Resolutions Without Meeting dated July 2, 2014 - <i>attached</i>	11	
8.3	Gambier Island Advisory Planning Commission Minutes - <i>none</i>		
9.	BUSINESS ARISING FROM MINUTES		
9.1	Follow-up Action List dated July 2, 2014 - <i>attached</i>	12-13	
10.	CHAIR'S REPORT		
11.	TRUSTEES' REPORT		
12.	DELEGATIONS		
12.1	Eion Finn regarding LNG Tanker Traffic through Georgia Strait		
12.1.1	Submission - <i>attached</i>	14-30	
12.2	Ruth Simons from the Future of Howe Sound Society regarding the process of Value Components for Cumulative Effects Assessments		
12.3	Peter Scholefield from the Gambier Island Conservancy regarding the Gambier Island Woodlots		

13.	TOWN HALL SESSION	
14.	CORRESPONDENCE	
	<i>Correspondence specific to an active development application and/or project will be received by the Gambier Island Local Trust Committee when that application and/or project is on the agenda for consideration.</i>	
15.	LOCAL TRUST COMMITTEE PROJECTS	
15.1	Foreshore Protection and Outreach – <i>for discussion</i>	
15.2	Implementation of Official Community Plan Policies	
	15.2.1 Community Woodlots on Gambier Island – <i>for discussion</i>	
	15.2.2 Environmental Assessment Processes for Howe Sound Application – <i>for discussion</i>	
15.3	Environmental Assessment for Proposed Liquid Natural Gas Project (Woodfibre) – <i>for discussion - attached</i>	31
	15.3.1 Cumulative Effects for Woodfibre LNG - <i>attached</i>	32-37
	15.3.2 RFD Chair letter re: Woodfibre LNG Environmental Assessment - <i>attached</i>	38-41
	BREAK	
16.	APPLICATIONS AND PERMITS	
17.	BYLAWS	
18.	REPORTS	
18.1	Work Program	
	18.1.1 Top Priorities and Projects Report dated July 2, 2014 - <i>attached</i>	42-44
18.2	Applications Log	
	18.2.1 Report dated July 2, 2014 - <i>attached</i>	45-49
18.3	Trustee and Local Expenses	
	18.3.1 Expenses posted to end of May, 2014 - <i>attached</i>	50
19.	NEW BUSINESS	
20.	ISLANDS TRUST WEBSITE	
20.1	Gambier Pages – <i>for discussion</i>	
21.	NEXT MEETING	
	Thursday, September 18, 2014 at 10:30 am at Keats Camp Pilot House, Keats Island, BC	
22.	ADJOURNMENT	3:00 pm

*Approximate time is provided for the convenience of the public only and is subject to change without notice.



Gambier Island Local Trust Committee Minutes of a Regular Meeting

Date of Meeting: May 22, 2014
Location: Gibsons and District Public Library,
 470 South Fletcher Road, Gibsons, BC

Members Present: David Graham, Chair
 Jan Hagedorn, Local Trustee
 Kate-Louise Stamford, Local Trustee

Staff Present: Aleksandra Brzozowski, Island Planner
 Linda Prowse, Planner (via teleconference, 11:07-11:50 am)
 Diane Corbett, Recorder

Media and Others Present: Colin Bates, Applicant, DVP 2013.4 (Gambier Island) – am
 Farrokh Elmieh, Owner, DVP 2013.4 (Gambier Island) – am

1. CALL TO ORDER

Chair Graham called the meeting to order at 10:41 am and introduced trustees and staff in attendance. He acknowledged that the meeting was being held in traditional territory of Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 10.3.1.1 Letter dated May 13, 2014 from Craig Sutherland, Assistant Deputy Minister of Forests, Lands and Natural Resources Operations
- 12.2 Bylaw No. 125 cited as “Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2013” (Trident Foreshore Lands Ltd. – Burrard Yacht Club)
- 14.4 Meeting with Chief Bill Williams of Squamish Nation

With regard to a request by Trustee Stamford to add to the agenda, consideration of having the Local Trust Committee summer meeting on Gambier Island held on location at Sea Ranch, the Island Planner advised that Northern Office Planning staff has and advised that this is not possible.

By general consent the Agenda was approved, as amended.

3. MINUTES

3.1 Gambier Island Local Trust Committee Meeting Minutes dated April 10, 2014

The following amendments to the minutes were presented for consideration:

- Page 5, second last paragraph: insert “and Trustee Hagedorn” after “Trustee Stamford”;
- Page 8, 15.1, add to title: (Trident Foreshore Lands Ltd. – Burrard Yacht Club)
- Page 8, 15.1, add paragraph below title: “Staff indicated that proposed Bylaw No. 125 would amend the Gambier Island Land Use Bylaw to re-zone a 0.40 hectare water area adjacent to the upland subject property from ‘Marine Park and Recreation’ (P3) Zone to ‘Yacht Club Outstation’ (YCO(c)) to allow for the sole use of floating breakwaters and to regulate the extent of the breakwaters through zoning provisions.”
- Page 9, 15.2, add to title: (Gambier Island Sea Ranch Strata Corporation)
- Page 9, 15.2, add paragraph below title: “Staff indicated that proposed Bylaw No. 126 would amend the text of the CD-1 zone in the Gambier Island Land Use Bylaw to require a statutory right of way over 3.8 hectares of parkland in lieu of requiring a dedication of 3.8 hectares of specified parkland.”

By general consent the minutes were adopted as amended.

3.2 Local Trust Committee Public Hearing Record dated April 10, 2014

The Local Trust Committee Public Hearing Record dated April 10, 2014 was received.

3.3 Section 26 Resolutions Without Meeting

The Section 26 Resolutions Without Meeting dated May 12, 2014 was received.

3.4 Gambier Island Advisory Planning Commission Minutes – none

4. BUSINESS ARISING FROM MINUTES

4.1 Follow-up Action List dated May 12, 2014

Island Planner Brzozowski provided an update on the Follow-Up Action List dated May 12, 2014.

4.2 Advisory Planning Commission Bylaw Amendment Update

4.2.1 Memorandum dated May 9, 2014

Island Planner Brzozowski noted that the residency requirement of the current Advisory Planning Commission Bylaw is as broad as possible, and that there is no provision for Advisory Planning Commissions (APC) to hold electronic meetings as they are not named in the Islands Trust Electronic Meetings Regulation.

Trustees indicated their support of some of the options proposed in the staff memorandum:

- Lengthen the APC term to coincide with the local government election term;
- Appoint a smaller APC;
- Suspend the APC until there is a need for an ongoing commission to look at specific issues;
- In the long term, request an amendment of the *Local Government Act* for exemption from the residency requirements of Section 898, as it is likely people will continue to look for electronic meeting options.

5. CHAIR'S REPORT

Chair Graham commented that the Executive Committee was finalizing content of the quarterly meeting on Saturna Island the first week in June, the penultimate Trust Council for the term.

6. TRUSTEES' REPORT

Trustee Stamford reported she had participated in the following activities since the last meeting:

- April 11-13 – Attended Association of Vancouver Island and Coastal Communities (AVICC) conference at Parksville/Qualicum Beach on behalf of the Local Trust Committee to connect with other community representatives regarding woodlots and forestry tenures issues.
- April 23 – Attended protocol meeting of Sunshine Coast Regional District and Chiefs in Council of Squamish Nation, and was able to outline some of the issues that the Howe Sound Islands are facing, as well as invite key members of the Squamish Nation to come to New Brighton this summer.
- May 1 – With Trustee Hagedorn, attended a meeting with Minister of Forests, Lands and Natural Resource Operations (FLNRO), Steven Thomson, in Victoria to advance the Local Trust Committee's concerns about lack of public process in the woodlot licensing on Gambier Crown Land. Members of the Legislative Assembly, Nicholas Simons and Jordan Sturdy, were in attendance. Forestry staff was present via teleconference. The Minister agreed to "pause" further activity on the

bid process until a meeting could be held between community representatives and senior FLNRO staff to develop a solution as to how this finite resource could be shared appropriately.

- May 2 – Attended Howe Sound Community Forum in Gleneagles. Elected community representatives came together to review the Provincial Government's offer of piloting a cumulative effects planning framework in the Howe Sound region. The forum agreed to continue working in this direction while still pursuing comprehensive solutions to the more immediate projects that are impacting the region now.
- Participated in media interviews with the *Coast Reporter*, Mountain FM, Coast FM and the *Bowen Undercurrents* regarding logging on Gambier Island.
- Received many calls regarding a cougar siting.

Trustee Hagedorn attended the Howe Sound Aquatic Forum on April 12, where there were over eighty people and many science based organizations in attendance to discuss the most pressing issues facing Howe Sound and its marine/freshwater environment while exploring possible action steps to address issues. The outcome was some small action steps.

Regarding the meeting with FLNRO Minister Thomson, the Minister indicated he would put a pause on the proposed forestry activity and arrange a meeting, which he had done.

Trustee Hagedorn attended a Local Planning Committee meeting via teleconference. Discussion included renewable energy technologies in the Trust Area and development of a fact sheet that will include web links to relevant information about micro-energy. New Trust Grant Manager, Mike Richards, explained the implications of Canada Revenue Agency designation of Islands Trust as a Qualified Donee.

7. DELEGATIONS - none

8. TOWN HALL SESSION

Discussion ensued regarding cougars on Keats and Gambier.

For the convenience of the public, item 11 was moved forward in the agenda and considered after the Town Hall session.

11. APPLICATIONS AND PERMITS

11.1 GM-DVP-2013.4 (Farrokh Elmieh – Gambier Island)

11.1.1 Staff Report dated May 6, 2014

Planner Prowse explained the application is to vary the setback from the natural boundary of the sea and interior side lot line to permit a series of existing decks and a tram. It was noted:

- There had been no concerns expressed by neighbours in regard to the proposed variance.
- No correspondence on the application had been received.
- The rationale for having a tram within the setback from sea was that it would serve people with disability issues.
- Some of the decks were pre-existing.
- The applicant had submitted an application but had proceeded to build structures before the variance was approved.
- The neighbouring properties in the West Bay area of Gambier Island have a number of approved Development Variance Permits (DVP) and the shoreline in the area is already highly modified.

A correction to the staff report was noted on page 10, last italicized sentence; the tram installation took place in December 2013, not 2014.

Applicant Colin Bates of West Bay, Gambier Island, and owner Farrokh Elmieh presented their comments and explanations for the requested variances.

The trustees made a number of points on the DVP application.

GM-2014-030

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee issue a Development Variance Permit for GM-DVP-2013.4, excluding deck B as outlined in schedule A to the proposed permit.

DEFEATED

Trustees Graham and Stanford Opposed

Discussion ensued, specifically on the subject of Deck “B”.

GM-2014-031

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee issue a Development Variance Permit for GM-DVP-2013.4.

CARRIED

Trustee Hagedorn Opposed

By general consent the meeting recessed at 11:55 am and reconvened at 12:15 pm.

9. CORRESPONDENCE – none

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Foreshore Protection and Outreach

10.1.1 Memorandum dated May 9, 2014

Islands Planner Brzozowski discussed the possibility of holding a Soft Shorelines community information event during the summer near Gibsons at Chaster House, a venue adjacent to a soft shoreline project of Sunshine Coast Regional District Parks department.

Discussion ensued about potential speakers, participants, dates and locations for an educational event. There was consensus that September would be a preferred month for an event and that a more accessible site than Chaster House would be preferred.

Islands Planner Brzozowski indicated she would contact the Town of Gibsons regarding the possibility of partnering on an event if there were any suitable soft shoreline project sites in the Gibsons area. Trustees will give further thought to possible sites on their islands.

To be discussed further on July agenda.

10.2 Riparian Areas Regulation Implementation

10.2.1 Staff Report dated May 1, 2014

Staff provided background information and reviewed options for *Riparian Areas Regulation* (RAR) mapping in the Gambier Island Local Trust Area (LTA).

Discussion ensued on a potential Request for Proposals from Qualified Environmental Professionals to provide an outline and anticipated budget for RAR mapping services for Gambier Island.

GM-2014-032

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee direct staff to prepare and advertise a Request for Proposals regarding mapping services for basic verification of RAR-applicable watersheds on Gambier Island.

CARRIED

GM-2014-033

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee amend the Riparian Areas Regulation Implementation Project Charter to remove "Community Information Meeting for Gambier Island" from the "Workplan Overview" and also from "Scope & Deliverables".

CARRIED

GM-2014-034

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee endorse the Project Charter for Riparian Areas Regulation Implementation as amended.

CARRIED

10.3 Implementation of Official Community Plan Policies

10.3.1 Proposed Community Woodlots on Gambier Island

10.3.1.1 Letter dated May 13, 2014 from Craig Sutherland, Assistant Deputy Minister, Ministry of Forests, Lands and Natural Resources Operations

Trustees Hagedorn and Stamford attended a meeting on May 1 with the Minister of Forests, Lands and Natural Resource Operations (FLNRO) regarding Local Trust Committee concerns about the woodlot licensing process on Gambier Island. The Minister advised that the process could be slowed down until a meeting with senior Forestry staff and community representatives could be arranged.

Subsequently, the Ministry scheduled a meeting for May 30, to which neither Islands Trust staff nor the local trustees had been invited. Trustees voiced concerns that this was not a public meeting and that no invitation had been extended to Islands Trust.

It was pointed out the maximum size of a woodlot recommended by the Ministry is 400 hectares, whereas the two woodlots proposed for Gambier Island are each over 600 hectares and adjacent.

GM-2014-035

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to follow up on a Ministry of Forests, Lands and Natural Resource Operations meeting with select Gambier Island residents being held May 30, 2014 at Sewell's Marina, requesting participation of Islands Trust.

CARRIED

10.3.2 Potential Waste to Energy Facility at Port Mellon

There was discussion on the potential waste to energy facility at Port Mellon and appropriate parameters around advocacy on this issue.

12. BYLAWS

12.1 Bylaw No. 127 cited as “Gambier Island Local Trust Committee Meeting Procedure Bylaw No. 87, 2004, Amendment Bylaw No. 1, 2014”

Staff indicated Bylaw No. 127 would allow for electronic participation by members of a Local Trust Committee.

GM-2014-036

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee adopt Bylaw No. 127 cited as “Gambier Island Local Trust Committee Meeting Procedure Bylaw No. 87, 2004, Amendment Bylaw No. 1, 2014”.

CARRIED

12.2 Bylaw No. 125 cited as “Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2013”

Staff noted that Bylaw No.125 would amend the Gambier Island LUB to re-zone a 0.40 hectare water area adjacent to the upland subject property from ‘Marine Park and Recreation’ (P3) Zone to ‘Yacht Club Outstation’ (YCO(c)) to allow for the sole use of floating breakwaters and to regulate the extent of the breakwaters through zoning provisions.

Chair Graham provided background information on Executive Committee’s proposed suggestions for the Local Trust Committee to consider having staff develop a definition of breakwater, and for staff to look at an advocacy policy for sewage. Staff will add this item to the review list.

GM-2014-037

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee adopt Bylaw No. 125 cited as “Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2013”.

CARRIED

13. REPORTS

13.1 Work Program Reports

13.1.1 Top Priorities Report and Project Report dated May 12, 2014

Received for information.

Staff was asked to place “Change terminology ‘Wilderness Conservation’ in the Gambier Island OCP land use designations and zoning” onto the Projects list.

13.2 Applications Log

13.2.1 Report dated May 12, 2014

Received for information.

13.3 Trustee and Local Expenses

13.3.1 Final Fiscal Year-End Expenditures to March 31, 2014

Received for information.

14. NEW BUSINESS

14.1 New Federal Marihuana for Medical Purposes Regulation

14.1.1 Staff Report dated April 28, 2014

Islands Planner Brzozowski reviewed options on an approach to bylaw amendments in consideration of the new *Marihuana for Medical Purposes Regulation*.

GM-2014-038

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee direct staff to add to the Projects List, an amendment to the Gambier Island Bylaw No. 86, Keats Island Land Use Bylaw No. 78, and the Gambier Associated Islands Bylaw No. 120 regarding the production of medical marihuana under the *Marihuana for Medical Purposes Regulation*.

CARRIED

14.2 Communications Infrastructure in Gambier Local Trust Area

Trustees engaged in consideration of access to Internet and cellphone services on Gambier Island, where there is problematic coverage as geography plays a significant role. It was reported that Rogers was working on installing a tower on Bowen Island but not planning to do so on Gambier Island.

Trustees determined advocacy on this issue was beyond the scope of the Local Trust Committee. It was suggested that trustees may be able to gather a group together to brainstorm how to address the issue of communications infrastructure, or may have an opportunity to build momentum as an individual, and that residents be encouraged to write letters on this issue.

14.3 Trust Council on Keats/Gambier Island in September

The last Trust Council of this term will be held on Keats and Gambier Islands in September.

14.4 Meeting with Chief Bill Williams of Squamish Nation

Trustee Hagedorn announced trustees would be meeting with Chief Bill Williams of Squamish Nation in Mosquito Creek the following week to build the relationship, discuss proposed woodlots and hear his views.

15. ISLANDS TRUST WEBSITE

15.1 Gambier Pages

Trustee Stamford indicated she would like to see more on the Gambier web pages and will forward a list of ideas to the Island Planner.

16. NEXT MEETING

Thursday, July 10, 2014 at 10:30 am at the Gambier Island Community Centre, Andy's Bay Road, Gambier Island, BC.

17. ADJOURNMENT

By general consent the meeting adjourned at 2:27 pm.

David Graham, Chair

CERTIFIED CORRECT:

Diane Corbett, Recorder

RWM From: January 02, 2014 To: July 02, 2014

Gambier Island

Resolution #	Action	Resolution Description	Resolution Date
2014-01	In Favour	"That The Gambier Island Local Trust committee release up to \$750 for registration and travel expenses for Trustee Stamford to attend the 2014 Association of the Vancouver Island and Coastal Communities (AVICC) AGM and Convention."	Apr 07, 2014



Islands Trust

Follow Up Action Report w/ Target Date

Gambier Island Sep-26-2013

No.	Activity	Responsibility	Target Date	Status
1	Staff to research the history of Site-Specific water zones on Gambier.	Aleksandra Brzozowski	Apr-10-2014	On Going

Nov-29-2013

No.	Activity	Responsibility	Target Date	Status
1	Staff to provide Trustees with possible shoreline protection strategies for DL 696.	Aleksandra Brzozowski Sonja Zupanec	Mar-20-2014	On Going

Jan-30-2014

No.	Activity	Responsibility	Target Date	Status
1	Planning and Trust Area Services staff to prepare streamlined version of sensitive ecosystems in the Gambier Local Trust Area, to use for future planning work and share with external bodies and members of the public.	Aleksandra Brzozowski Kate Emmings	Jul-10-2014	On Going

Mar-20-2014

No.	Activity	Responsibility	Target Date	Status
1	Comment from BE on possible changes to BEN bylaw resulting from Bylaw 120 (Assoc Islands LUB)	Miles Drew	Apr-10-2014	On Going
1	Staff investigate restrictions re: rifle discharging in Gambier LTA and elsewhere in the Islands Trust Area.	Aleksandra Brzozowski	May-22-2014	On Going

May-22-2014

No.	Activity	Responsibility	Target Date	Status
1	Staff to explore shoreline site visit options in Gibsons. Trustee Stamford to explore options for shoreline site visits on Gambier.	Aleksandra Brzozowski	Jul-10-2014	On Going

1	Post Sustainability Guide and Saving our Shorelines on to the website.	Aleksandra Brzozowski	Jul-10-2014	On Going
1	Staff to write a letter for the Chair's signature which will say the following: • thank the APC members for their service and let them know that their terms have expired/will expire but the APC will lapse for the remainder of the term • tell them that the plan is to appoint an APC in the new year following the election and the beginning of a new term, and to let us know if they would like to be kept on file to be contacted about serving another term at that time • advise them that the APC bylaw terms are to be amended, and if they would like to comment or have questions about this, to contact the local Trustees	Aleksandra Brzozowski	Jul-10-2014	On Going

Ban LNG tankers in the Salish Sea



Presentation
April-May, 2014

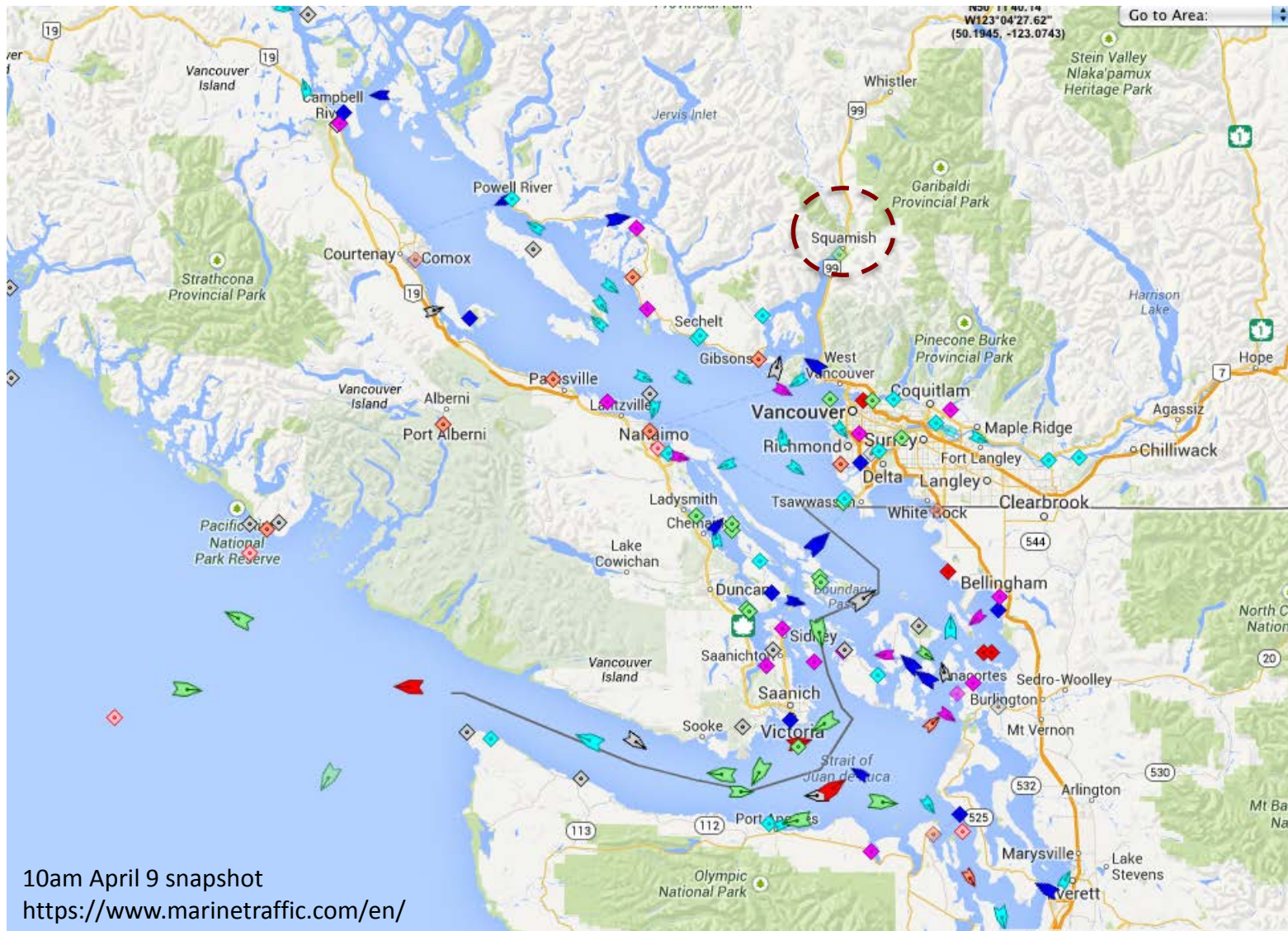


Eoin Finn B.Sc., Ph.D., MBA
Bowyer Island, Howe Sound

UBCM Resolution (2008)

WHEREAS the waters of Georgia and Malaspina Straits provide a vital habitat for diverse bird and fish species, a corridor for commercial and recreational marine traffic and an attraction for upland settlement; AND WHEREAS WestPac LNG is soliciting interest to build an LNG import facility and associated 600MW gas-fired electricity generating plant on Texada Island, which will involve the passage of a significant number of LNG tankers in the Georgia Strait, which will interfere with existing marine traffic, put at risk these ecologically important and sensitive inland waters, and negatively impact upland development along this route: THEREFORE BE IT RESOLVED that the UBCM urge the federal government to ban the passage of LNG tankers in the waters of the Malaspina, Georgia, Juan de Fuca and Haro Straits, and Boundary Pass.

Ship Traffic in the Straits...now



April 16, 2014

Fossil fuel traffic in the Straits is set to increase dramatically

Canadian Source*	Current (annual, 1-way)	Proposed (annual, 1-way)	Origin of Increase
Oil/Dilbit Tankers	60	408	Trans Mountain Kinder Morgan Expansion
LNG Tankers	0	40	Woodfibre LNG (Elk Falls/Quicksilver LNG?)
Coal Carriers	250 (25m. Tonnes)	~350 (35m. Tonnes)	Westshore, DeltaPort/Texada expansions
Coal Carriers	0	~480	Gateway Pacific (Cherry Point, Wa.)
Total	310	1,278	312% INCREASE!

*: U.S.-sourced oil tanker traffic to/from Port Angeles, Anacortes terminals will also increase

... greatly increasing collision and spill hazards in the Straits*

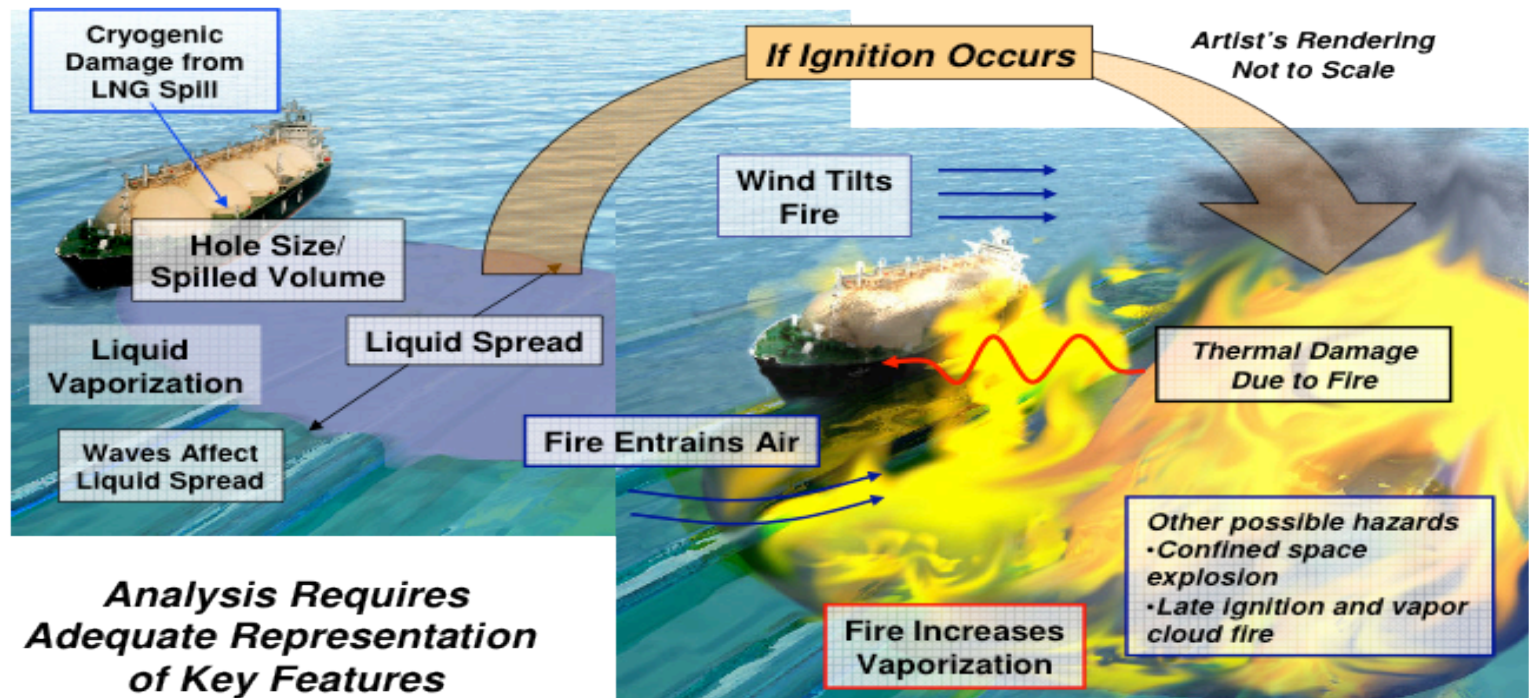
- 2013 U.S. Environmental Protection Agency-funded study examining oil spill risks in the Salish Sea shows the greatest potential increase in spills is off the San Juan and Gulf Islands
- The potential for oil spills in the Haro Strait-Boundary Pass passage increases by 4.75 times as a result of the anticipated increase of 1,250 large ships annually from three planned projects in the waters shared by British Columbia and Washington state
- The potential for oil spills without the three projects is in the hundreds of barrels of oil a year in Haro Strait, which means the increased risk with these pushes the potential oil loss to more than 1,000 barrels of oil annually.

*: Source: <http://www.vancouversun.com/news/spill+risks+would+rise+from+three+major+projects+study/9460933/story.html#ixzz2yQFnJACr>
<http://www.seas.gwu.edu/~dorpjr/VTRA/PSP/FINAL%20REPORT/PSP%20FINAL%20REPORT%20-%20DRAFT%20012214%20-%20HQ.pdf>

An LNG tanker spill would be lethal to a nearby population*

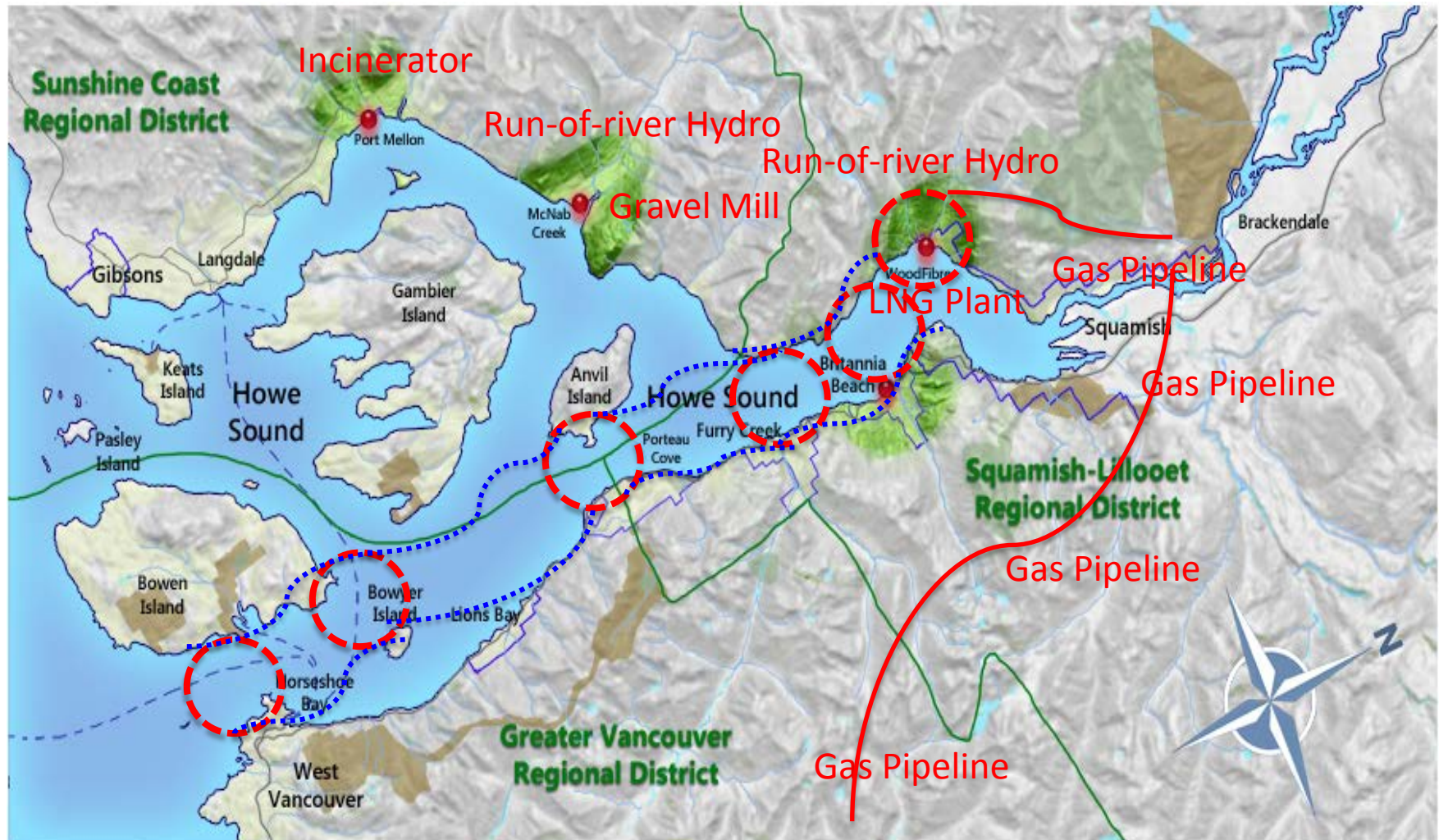


Key Features of LNG Spills Over Water



* Sources: U.S. Dept. of Energy/ Sandia National Labs Research Report on LNG Security & Safety, July, 2008 and 2009
http://www.narucmeetings.org/Presentations/NARUC_Committee_July22_08.pdf and
<http://www.safetybeforelng.ie/safetyresearch/sandia lngpoolfiretestsonwater2009.pdf>

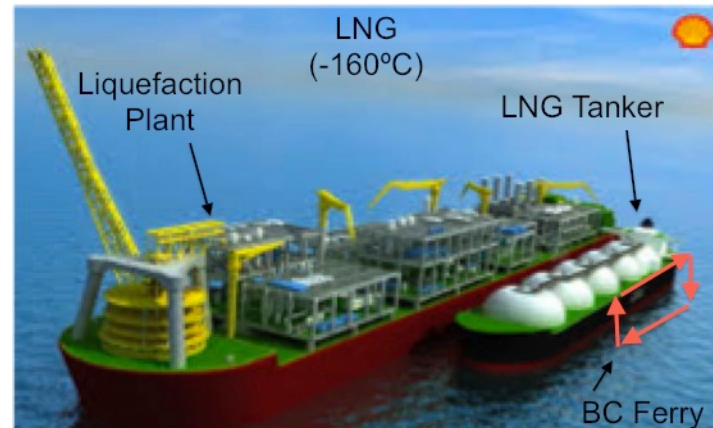
Woodfibre LNG and the new Fortis pipeline are part of an effort to re-industrialize Howe Sound...



Woodfibre LNG, Howe Sound



- Gas supplied by new 20" Fortis pipeline from Coquitlam watershed through Squamish to Woodfibre. Existing 10" pipe
- At the former Woodfibre Pulp Mill site. Operational by 2017
- Up to 2.4 million tonnes production annually. For Asian market
- Floating plant & storage tanker - 100,000+ tonnes LNG aboard
- 40 supertanker shipments a year – 60,000+ tonnes cargo each, mostly in Summer.
- Owned by Pacific Oil & Gas, Tanoto family (Indonesian \$billionaire)
- Issues include air quality (if powered by gas generators), safety (flammable, greenhouse gas), noise (impact on marine life), impact on tourism/recreation, local benefits (jobs, taxes)
- Status: Export license granted. Start of BC Environ. Assessment



Woodfibre LNG: not a convincing business case

Pros

Local

- “up to 100” full-time jobs in Squamish
- Squamish property taxes (limited)
- “Indirect” service jobs (maybe 100)

BC

- Fracking jobs (maybe 100)
- Natural Gas royalties
- Carbon taxes, offsets

Cons

- Few local employees (mostly TFWs)
- Losses to the Sound's/ Whistler's/BC's recreation-based tourism industry
- Lowered property values, taxes
- Damage to local environment
 - GHG emissions, light pollution
 - Smog, asthma-particulates
 - Noise effects on marine life
- Damage to N.East BC's environment (fracking, water & air pollution, ROWs)
- Little/no corporate taxes, LNG royalties (because of WLNG corporate structure)
- Risks (pipeline rupture, LNG spill, gas fires/explosion, ship collision, terrorism)
- Lack of actionable insurance coverage
- Exclusion zones for boaters
- Public subsidies (electricity, water)
- Increased gas costs, diminished supplies to local consumers

We ask: a Resolution (2014)

WHEREAS the waters of Howe Sound, Georgia, Haro , Malaspina and Juan de Fuca Straits provide a vital habitat for diverse bird and fish species, a corridor for commercial and recreational marine traffic and an attraction for upland settlement; AND WHEREAS Woodfibre LNG is soliciting interest to build an LNG export plant in Howe Sound, which will involve the passage of up to 40 LNG tankers annually in the Georgia Strait, which will interfere with existing marine traffic, put at risk these ecologically important and sensitive inland waters, and negatively impact upland development along this route: THEREFORE BE IT RESOLVED that we urge the federal government to ban the passage of LNG tankers in the waters of the Malaspina, Georgia, Juan de Fuca and Haro Straits, and Boundary Pass.

Banning LNG Tankers in the Salish Sea

Executive Summary

In 2008, a U.S.-based consortium proposed to build an LNG import terminal and 600MW gas-turbine generator on Texada Island in the Georgia Strait. Concerned with the safety risks and air pollution effects of the venture, the Powell River Regional District instigated a motion requesting the Federal Government to ban LNG tankers from plying the Salish Sea. This motion was passed by the UBCM later that year. In part because of this local opposition, the project folded.

The advent of directional drilling and hydraulic fracturing (“fracking”) in shale formations in Northeast BC has temporarily reversed the steady decline in BC’s proven gas reserves. Currently, two LNG export facilities are proposed for locations within the Salish Sea. These are (i) Elk Falls near Campbell River and (ii) Woodfibre, near Squamish in Howe Sound -adjacent to Metro’s Electoral Area A and the municipalities of Bowen, Lions Bay and West Vancouver. The latter, which would export 2.1 million tonnes LNG annually to Asian markets in 40+ tankers, has advanced to the (BC) Environmental Assessment phase. The LNG plant would be supplied by a proposed new 20” Fortis pipeline running North from the Coquitlam Lake watershed through Squamish and on to Woodfibre. That project too is in its (BC) EA stage. If the liquefaction plant runs on power generated from its gas supply, over 600,000 tonnes of CO₂ and much NO_x and SO_x pollution into the Howe Sound airshed each year – adding to Metro’s difficulty in achieving its GHG reduction targets, seriously degrading marine life and recreational activities in Howe Sound and diminishing the tourism potential in the Vancouver/Whistler corridor.

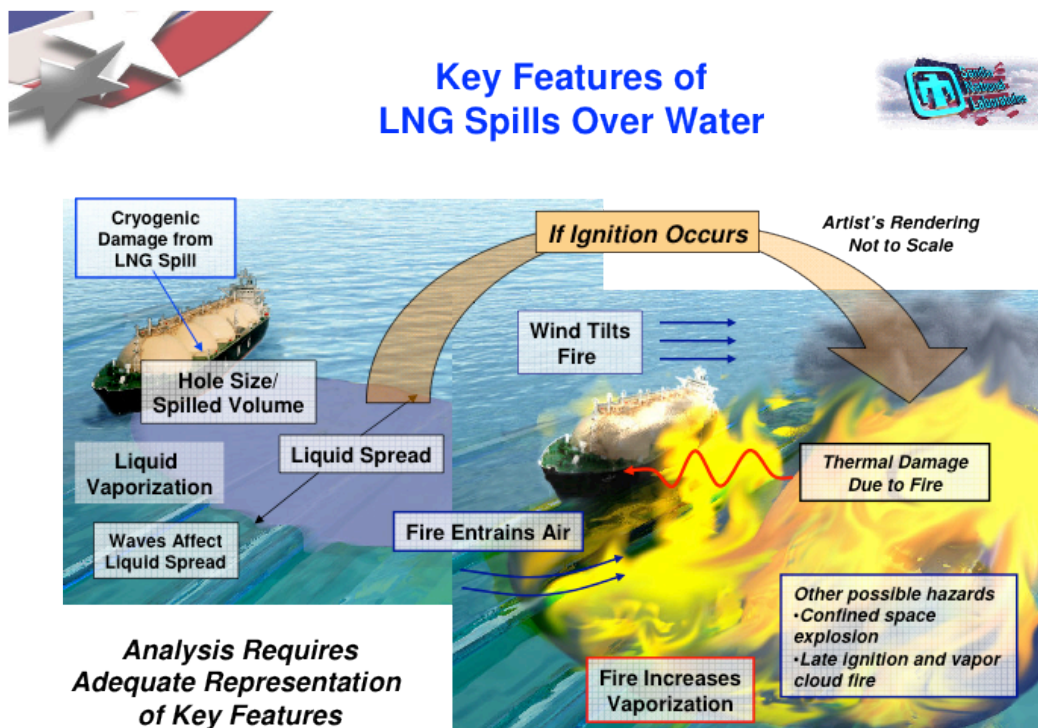
The 40-per-year LNG tanker traffic transiting Howe Sound to and from Woodfibre would add to the marine traffic congestion building up around the Salish Sea. Much additional ship traffic may come from the Deltaport, Trans-Mountain and Cherry Point (Wa.) expansion projects. This additional traffic significantly increases marine collision risks, especially in the busy, confined waterways of Howe Sound/English Bay and the Haro Strait. Spillages from LNG tankers (as depicted in the diagram overleaf from a U.S. study by Sandia National Labs.¹) and their resultant plume-fires would be especially lethal to populations within 1.6km of a spill, as each would carry 60,000-plus tonnes of highly flammable methane – the thermal energy equivalent of 70 Hiroshima-sized A-bombs.

Requesting that the Federal Government bar LNG tankers from the Salish Sea would help forestall these problems. There is a precedent from an earlier project in

¹ * Sources: U.S. Dept. of Energy/ Sandia National Labs Research Report on LNG Security & Safety, July, 2008 and 2009

http://www.narucmeetings.org/Presentations/NARUC_Committee_July22_08.pdf and
<http://www.safetybeforelng.ie/safetyresearch/sandia lngpoolfiretestsonwater2009.pdf>

Eastern Canada that lends weight to this supposition.²



² In 2006, there was a proposal for 3 LNG import terminals in Passamaquoddy Bay, Maine. One was called "DownEast LNG". In the proposal, LNG vessels would have to transit through Canadian (New Brunswick) waters to get to Head Harbor, Maine. Below is a surprising excerpt (from p. 47 of the report at mainelaw.maine.edu/academics/oclj/pdf/vol14_1/vol14_oclj_45.pdf)

On March 31, 2006, New Brunswick's senior minister in the federal cabinet stated that "*the Canadian Government views LNG as dangerous cargo that can be banned from transport in Canadian waters*".

On September 26, 2006, **Prime Minister Stephen Harper** was explicit in confirming this view to the House of Commons:

Mr. Speaker, I gather there are some representatives of that project [Downeast LNG] lobbying around the Hill today, so let me be absolutely clear. This government believes that the waters of Passamaquoddy Bay are Canadian waters. We have defended that position for a long time. We oppose the passage of LNG tanker traffic through Head Harbour and we will continue to do so.

Ban LNG Tankers from Howe Sound & Georgia/Haro Straits

April 30, 2014

Regional District of Powell River
#202 – 4675 Marine Avenue,
Powell River, BC V8A 2L2
To: Chair and Board of Directors

Chair Colin Palmer:

In follow up to my recent presentation regarding the potential LNG Supertanker traffic should the proposal for a floating LNG plant be approved for the Woodfibre site in Howe Sound, I am asking you and the Directors to consider the attached draft letter.

The purpose is to reaffirm support for the 2008 UBCM resolution (text below) to ban LNG tanker traffic in the Georgia/Haro Straits and inform the appropriate federal, provincial and local governments that it is still in effect.

Please change the letter as you deem appropriate and send to the Premier of BC, the Prime Minister of Canada and copy to appropriate other elected officials.

Thank you for welcoming my presentation. I enjoyed being in Powell River again and meeting with you. Working together with all the Regional Districts and community groups I hope we will be as successful as you were in the past.

Best regards

Eoin Finn, BSc, PhD, MBA, CMC
Phone: 604-715-7991
Email: efinn@shaw.ca
Biography: <http://members.shaw.ca/efinn/ejfcv.html>

UBCM Resolution (2008)

WHEREAS the waters of Georgia and Malaspina Straits provide a vital habitat for diverse bird and fish species, a corridor for commercial and recreational marine traffic and an attraction for upland settlement; AND WHEREAS WestPac LNG is soliciting interest to build an LNG import facility and associated 600MW gas-fired electricity generating plant on Texada Island, which will involve the passage of a significant number of LNG tankers in the Georgia Strait, which will interfere with existing marine traffic, put at risk these ecologically important and sensitive inland waters, and negatively impact upland development along this route: THEREFORE BE IT RESOLVED that the UBCM urge the federal government to ban the passage of LNG tankers in the waters of the Malaspina, Georgia, Juan de Fuca and Haro Straits, and Boundary Pass.

Ban LNG Tankers from Howe Sound & Georgia/Haro Straits

May , 2014

The Right Honourable Prime Minister Stephen Harper,
Office of the Prime Minister
80 Wellington Street
Ottawa, ON K1A 0A2

The Honourable Christy Clark
Premier of British Columbia
Box 9041, Station PROV GOVT
Victoria, BC

Cc: Leaders of Federal and Provincial Opposition

Re: The prospect of LNG Supertankers navigating the Howe Sound and Georgia/Haro Strait waters
Should the proposal for a floating LNG plant be approved at the Woodfibre site in Howe Sound.

On May 22, 2008, the Powell River Regional District adopted a resolution to in support of the implementation of a federal government ban on the passage of LNG tankers in the waters of the Malaspina, Georgia, Juan de Fuca and Haro Straits. This resolution, subsequently passed by the Union of BC Municipalities and other Vancouver Island and mainland communities impacted by the WestPac LNG proposal of the day, is still in effect.

Please accept this letter as a reaffirmation of the 2008 resolution. LNG Supertankers navigating the busy waters of Howe Sound and the Georgia/Haro Straits will, as stated in the resolution, “interfere with existing marine traffic, put at risk these ecologically important and sensitive inland waters and negatively impact upland development along the route.”

Though incidents are rare in the industry, rare things occur and would be catastrophic anywhere in these waters, which are visited by millions of tourists from around the globe and are a sanctuary for marine life we should and must protect.

Please consider our request to ban LNG Supertanker traffic in our waters.

Sincerely,

From: Mona Helcermanas-Benge [mailto:monahbenge@shaw.ca]

Sent: June-10-14 5:26 PM

To: Becky McErlean

Subject: For your consideration re: Woodfibre LNG proposal/EAO

Importance: High

Attached please find the BC EAO AIR report from Josh Handysides. Please analyze the AIR and take advantage of the public comment period to let Mr. Handysides know of your concerns. It is important that we all communicate our concerns to all levels of government and members of the communities that will be negatively affected by this proposal.

Attachment includes:

- 1) The link to Josh Handyside's AIR Report for consideration and analysis before taking part in public comment
- 2) The EAO process
- 3) Changes to procedure
- 4) Announcement of public comment period: June 12-July 11, 2014
- 5) Announcement of BC EAO: Community Open House – June 18, 2014 5:00pm-8:00pm
- 6) Fortis Open House: June 11-12 4:00pm-8:00pm
Gibsons June 11, 2014 Gibsons & Area Community Centre 4:00pm-8:00pm
Squamish June 12, 2014: Executive Suites Hotel & Resort, 40900 Tantalus Road 4:00pm – 8:00pm

And added to the mix:

WOODFIBRE NG COMMUNITY MEETINGS:

RSVP info@woodfibreng.ca or call 1-888-801-7929

Squamish: Monday, June 16 1:00-3:00pm Executive Suites Hotel & Resort, 40900 Tantalus Road
Open House: 5:00-8:00pm same location drop in

Whistler: Tuesday, June 17 1:00-3:00pm Delta Whistler Village Suites 4308 Main Street

Furry Creek: Tuesday, June 17 6:00-8:00pm Furry Creek Golf & Country Club 150 Country Club Rd

Squamish: Wednesday, June 18 1:00-3:00pm Executive Suites, 40900 Tantalus Road

Open House: 5:00-8:00pm same location: Drop in

Best regards,

Eoin Finn
3424 West 2nd Avenue
Vancouver, BC V6R 1J2
604-715-7991
efinn@shaw.ca

Mona Benge
6588 Wellington Avenue
West Vancouver, BC V7W 2H9
604-921-6585
monahbenge@shaw.ca

**BCEAO INFORMATION RE: ENVIRONMENTAL ASSESSMENT PROCESS
WOODFIBRE LNG PROPOSAL, 2014**

The Woodfibre LNG/Handysides draft AIR is at the following link. This is the basis for public comment

http://a100.gov.bc.ca/appsdata/epic/html/deploy/epic_document_408_37647.html

The announcement on June 5: for a Public Open House on the date of June 18, 2014 5:00-8:00pm

http://a100.gov.bc.ca/appsdata/epic/documents/p408/1402007710048_e9f4a8dcbeb3cad87ab8e0ad390fd9657501961a0fafcdfe39df88d7dd972fa1.PDF

Feed: Woodfibre LNG Project

Posted on: Thursday, June 05, 2014 4:30 PM

Author: Woodfibre LNG Project

Subject: Woodfibre LNG Project - Public Comment and Open House on Valued Component Selection Document

The public is invited to obtain information about and comment on the selection of valued components for which detailed information will be provided in the application for an environmental assessment certificate for the proposed project. An open house will be held in Squamish on June 18, 2014. A 30 day public comment period will start on June 12, 2014, and end on July 11, 2014. All written comments received by online form, fax or mail during this comment period in relation to the selection of valued components will be considered.

[View article...](#) this is the link to the EAO official information re: Open House (location etc.) and public comment process

Open House: June 18, 2014 5:00pm – 8:00pm

Executive Suites Hotel & Resort, 40900 Tantualus Rd., Squamish

Process:

Link to comment online: www.eao.gov.bc.ca

Fax: 250-387-0230

Mail: Josh Handysides, Project Assessment Manager

Environmental Assessment Office

PO Box 9426 Stn. Prov. Governemtn

Victoria, BC V8W 9V1

Download Documents : www.eao.gov.bc.ca

View Documents in Squamish:

District of Squamish Municipal Hall, 37955 Second Avenue

FORTIS OPEN HOUSE: JUNE 11-12: 4:00-8:00PM**Proposal:** [Read the project description we've submitted to the EAO.](#)

Gibsons, June 11, 2014: Gibsons & Area Community Centre 4:00pm-8:00pm

Squamish: June 12, 2014: Executive Suites Hotel & Resort_40900 Tantalus Road 4:00 pm – 8:00pm

Feed: Woodfibre LNG Project**Posted on:** Thursday, June 05, 2014 4:30 PM**Author:** Woodfibre LNG Project**Subject:** Woodfibre LNG Project - Procedural Order Varied

EAO has varied the procedural order for the environmental assessment of the proposed Woodfibre LNG Project to allow for an alternate approach to public consultation for the pre-application phase of the environmental assessment. The intention of seeking public comments is to ensure that all valued components that might be impacted by the proposed Project are identified for consideration as part of the assessment process. Valued components are aspects of the natural and human environment that have scientific, economic, social or cultural significance. In an attempt to better engage the public on the selection of valued components, the EAO will consult the public on the selection of valued components rather than the typical EAO practice of consulting on the Application Information Requirements.

[View article...](#)**Feed:** Woodfibre LNG Project**Posted on:** Thursday, June 05, 2014 4:30 PM**Author:** Woodfibre LNG Project**Subject:** Woodfibre LNG Project - Valued Components Selection Document and Revised Project Description Released

The EAO has released the draft Valued Component Selection Document for the Woodfibre LNG Project along with a revised description of the Project. Valued components are aspects of the natural and human environment that have scientific, economic, social or cultural significance. A collaborative approach between the EA working group and Woodfibre LNG Limited has resulted in the effective selection of valued components. This work ensures that the environmental assessment focusses on those issues with the highest potential for significant adverse effects and of the highest value for First Nations, the public and others. The revised project description has been drafted to present a summary of the Project and its environmental setting to support the engagement and consultation process for the provincial and federal EA reviews of Project.



Memorandum

15.3

700 North Road Gabriola Island BC V0R 1X3

Telephone **250. 247-2063** FAX: 250. 247-7514

Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC **1.800.663.7867**

northinfo@islandstrust.bc.ca www.islandstrust.bc.ca

Date July 2, 2014

File Number GM 5450-30

To Gambier Island Local Trust Committee

From Aleksandra Brzozowski
Island Planner
Northern Office

Re Update re: Woodfibre Liquefied Natural Gas (LNG) Project

Woodfibre LNG Limited is proposing to construct and operate a liquefied natural gas (LNG) production, storage, and marine carrier transfer facility (Project) for the export of LNG. The project will be located approximately 7 kilometres (km) west-southwest of Squamish, British Columbia (BC) on the west side of Howe Sound. The project is undergoing a provincial and a federal environmental assessment (EA) led by the BC Environmental Assessment Office (EAO).

On June 20, 2014, the proponent released a document "List of Accidents and Malfunctions, and Projects Included Under Cumulative Effects" for the Woodfibre LNG project (Attachment 1). This document is publicly posted on the BC Environmental Assessment Office website at:

http://a100.gov.bc.ca/appsddata/epic/html/deploy/epic_document_408_37705.html

At June Trust Council, the Islands Trust Council requested the Executive Committee to monitor and consider directing activities related to the environmental assessment process for the Woodfibre LNG project. At their July 2, 2014 meeting, the Executive Committee considered a staff briefing (Attachment 2) on the subject and it approved both suggested resolutions, as follows:

1. That the Executive Committee direct staff to draft a letter for the Chair's signature to the BC Environmental Assessment Office with comments on the Woodfibre LNG Valued Components Selection document and the Woodfibre LNG List of Accidents and Malfunctions and Projects included under Cumulative Effects document.
2. That the Executive Committee direct staff to contact the Woodfibre LNG staff to offer Islands Trust mapping products that contain sensitive ecosystem, eelgrass, forage fish habitat, protected area and other relevant information.

If the Local Trust Committee wishes to give any on this letter, please pass comments on to staff by July 21, 2014.

Attachments:

1. *List of Accidents and Malfunctions, and Projects Included Under Cumulative Effects (Woodfibre LNG)*
2. *Executive Committee Request for Decision – Chair Letter regarding Woodfibre LNG Environmental Assessment*

Woodfibre LNG

List of Accidents and Malfunctions, and Projects Included Under Cumulative Effects

June 2014



1.0 INTRODUCTION

Woodfibre LNG Limited (the Proponent) is proposing to construct and operate a liquefied natural gas (LNG) production, storage, and marine carrier transfer facility (Project) for the export of LNG. The Project will be located approximately 7 kilometres (km) west-southwest of Squamish, British Columbia (BC) on the west side of Howe Sound. The Project is undergoing a provincial and a federal environmental assessment (EA) led by the BC Environmental Assessment Office (EAO).

The purpose of this document is to provide information regarding 1) accidents and malfunctions and 2) the other past, present, or reasonably foreseeable projects to be included in the cumulative effects assessment. The environmental assessment certificate (EAC) application will include an assessment of the effects of potential accidents or malfunctions on valued components (VCs)¹ and pathways for effects to the VCs through intermediate components (ICs)². This document presents the accidents and malfunctions that will be considered as part of that assessment. The EAC application will also assess the cumulative effects for each VC in which the residual effects from the Project could interact spatially and temporally with the same residual effects from other reasonably certain and foreseeable projects. This document lists the other projects that will be considered in the cumulative effects assessment.

Additional information regarding the Project is provided in the Project Description, including a detailed description of the Project works and activities. The process for selecting valued components for the EA as well as the preliminary VCs and ICs are presented in the Valued Component Selection document. Both documents are available on the EAO's Project Information Centre (e-PIC).

2.0 ACCIDENTS AND MALFUNCTIONS

The EA process includes assessment of the effects of potential accidents or malfunctions on the VCs and ICs. An accident is considered to mean an unexpected occurrence or unintended action that can cause an adverse environmental or human health effect. A malfunction is considered to mean the failure of a device, piece of equipment, or a system to function as intended, causing an adverse environmental or human health effect.

Accidents and malfunctions to be considered in the EA fall into two categories: those for the construction phase, and those for the operation phase.

¹ VCs are components of the natural and human environment that are considered by the proponent, public, Aboriginal groups, scientists and other technical specialists, and government agencies involved in the assessment process to have scientific, ecological, economic, social, cultural, archaeological, historical or other importance (EAO 2013).

² ICs are components of a larger effects pathway for a related or more appropriate VC. For example, the Water Quality IC may support the assessment of the Fish and Fish Habitat VC. They generally meet the criteria for a VC, and studies and results will be presented in the EAC application as technical information to inform the assessment of other VCs

Construction phase accidents and malfunctions include:

- Incidents involving spills of toxic or hazardous materials (e.g., hydrocarbon fuels, lubricants, and concrete, but not LNG) into environmentally sensitive habitat;
- Structural failure in a culvert, ditch, detention pond, or sediment containment measure resulting in localized flooding, erosion, sedimentation, or discharge of deleterious materials to the aquatic environment;
- Inappropriate operation of machinery or equipment that leads to disturbance of environmentally sensitive habitat or accidental mortality of animals;
- Accidents involving collision between vehicles, or a vehicle colliding with a bridge, structure, or associated infrastructure, while moving through or around construction areas at the Project site;
- Marine vessel collision with other vessels, ground, marine facilities and marine mammals, and possible loss of cargo.

Operation phase accidents and malfunctions include:

- Incidents resulting in the release of toxic or hazardous materials (e.g., hydrocarbon fuels, lubricants, concrete, but not LNG) from equipment or at designated refueling and storage sites;
- Structural failure of a culvert or ditch resulting in localized flooding or erosion, sedimentation, or discharge of deleterious materials to the aquatic environment;
- Collapse of a bridge structure;
- Accidents involving vehicles colliding with another vehicle, bridge, structure, or associated infrastructure;
- Accident or malfunction involving high-voltage electrical equipment;
- Loss of containment of LNG –
 - Loading from the floating storage and offloading unit (FSO) to the LNG carrier
 - In the land-based LNG facility
- Unplanned facility shutdown, including emergency flaring, process upset, or power outage;
- Explosion or fire –
 - Loading from the FSO to the LNG carrier
 - In the land-based LNG facility
 - In a structure away from the LNG facility and FSO
- Marine vessel collision with other vessels, ground, marine facilities and marine mammals, and possible loss of cargo.

For each potential accident and malfunction, the EA will include the following information:

- A description of the potential event;
- The methodology for assessing the potential risk of each event;
- Definitions for each category of likelihood and consequences;
- A description of the consequences of the event;
- An assessment of the probability of the event occurring (low, medium, high);
- Identification of proposed measures to reduce the likelihood of the event;
- Identification of measures to mitigate the effects or consequences;
- The conclusions on the potential risk of the accident or malfunction, including determination of significance as required in section 19(1)(a) and (b) of CEAA 2012;
- A cumulative effects assessment as required in section 19(1)(a) of CEAA 2012 and consistent with CEAA's Operational Policy Statement titled "Assessing Cumulative Environmental Effects under the Canadian Environmental Assessment Act, 2012" (May 2013).

3.0 PROJECTS INCLUDED IN THE CUMULATIVE EFFECTS ASSESSMENT

The EAC application will identify the past, present, and reasonably foreseeable future projects that may affect the selected VCs and ICs. The combination of the residual Project effects with the effects of all other certain and reasonably foreseeable projects and activities comprise the total future cumulative effects. The projects to be considered under cumulative effects, and a brief description of each, are provided in **Table 3-1**.

Table 3-1 Projects to be Considered in the Cumulative Effects Assessment

Project	Description
Project	
Aquilini Waste-to-Energy Facility	Aquilini Developments proposes a waste-to-energy facility for the incineration of approximately 370,000 tonnes of Metro Vancouver waste per year. The proposed waste-to-energy facility would be located approximately 22 km west-southwest of the Project.
Box Canyon Hydro Project	The Box Canyon Hydro Project is a 16-megawatt (MW) hydro project in in the McNabb watershed in Howe Sound, approximately 10 km to the south of the Project. It is currently under construction.
South Britannia	A 200-ha development located on the Makin lands at Britannia Beach proposing a mix of 3,000 residences, retail, and light industrial land uses. South Britannia is 6.5 km southeast of the Project, on the east side of Howe Sound.
Britannia Mine Remediation Project	Decommissioned copper mine at Britannia Beach, ceased production in 2001. The Province is currently engaged in an environmental remediation project to remediate the site. The focus of the remediation project is the water treatment plant to treat contaminated mine water. Britannia Mine is located approximately 6 km east-southeast of the Project on the east side of Howe Sound.

Project	Description
Burnco Aggregate Project	Burnco Rock Products has proposed a 1.0 to 1.6 million tonnes per annum sand and gravel extraction project in the McNabb watershed in Howe Sound. The development will include a marine barge loading facility; it is located approximately 10 km to the south of the Project. This project is currently in the EA process.
Culliton Creek Hydro Project	The Culliton Creek Hydro Project is a 15 MW hydroelectric project located on Culliton Creek, approximately 27 km north of the Project. This project is expected to commence construction in summer 2014.
Eagle Mountain – Woodfibre Gas Pipeline Project	FortisBC has proposed an approximately 52 km long 24 inch diameter natural gas pipeline from the area north of the Coquitlam Watershed; additional compression at existing compressor stations at Eagle Mountain in Coquitlam and Port Mellon north of Gibsons; a new compressor station in Squamish; and metering facilities at the receipt and delivery points. This project is currently in the EA process.
Garibaldi at Squamish	A proposed all-season destination ski resort proposed for Brohm Ridge in the Cheakamus River watershed, approximately 22 km north of the Project. This resort would include 1,675 hotel units, 1,850 ha of ski area, commercial and recreational developments, two 18-hole golf courses, and a recreational trail network.
Howe Sound Pulp and Paper Corporation	The Howe Sound Pulp and Paper Corporation is located in Port Mellon, approximately 25 km southwest of the Project. The mill has been producing pulp and paper products since 1908.
Upper Mamquam Hydro Project	The Upper Mamquam Hydro Project is a 25 MW hydro project located on the Mamquam River, approximately 20 km from the Project. This plant is currently operational.
Lower Mamquam Hydro Project	The Lower Mamquam Hydro Project is a 50 MW hydro project located on the Mamquam River, approximately 20 km from the Project. This plant is currently operational.
McNair Creek Hydro Project	The McNair Creek Hydro Project is a 9.8 MW facility on McNair Creek, located approximately 23 km southwest of the Project. This plant is currently operational.
Porteau Cove	Under a partnership between Squamish Nation and Concord Pacific, this residential development proposes 1,400 homes, lots, and commercial space, located on the east side of Howe Sound, 12.3 km south of the Project.
Raffuse Creek Hydro	The Raffuse Creek Hydro Project is a 10 MW hydro project located on Raffuse Creek, approximately 19 km from the Project.
Rainy River Hydro Project	The Rainy River Hydroelectric Project is a 15 MW hydro project on the Rainy River, approximately 26 km southwest of the Project.
Sea-to-Sky Gondola	Sight-seeing gondola that became operational in May 2014, approximately 7 km east-northeast of the Project.
Sea-to-Sky Highway Improvement Project	Improvements to the 95-km long section of Highway 99 between Horseshoe Bay, including highway widening and straightening and other measures to improve safety and shorten travel times.
Site B	158 acres of industrial/commercial land owned by the Province of BC and Squamish Nation in the Squamish River estuary west of Stawamus.
Skookum Creek Power	The Skookum Creek Hydro Project is a 25 MW hydro project on Skookum Creek, approximately 20 km east-northeast of the Project.
Squamish Oceanfront Development Plan	A City of Squamish-proposed oceanfront development plan incorporates residential, recreational and commercial opportunities. The development is located approximately 6 km northeast of the Project.
Squamish Terminals	Squamish Terminals is a two-berth deep sea terminal that accommodates approximately 80 handimax-sized shipping vessels per year. The terminal is located approximately 6 km northeast of the Project.

Project	Description
Whistler Blackcomb Ski Resort	An existing all-season ski resort located on Whistler and Blackcomb Mountains in the Whistler, Blackcomb, and Millar Creek Watersheds, approximately 54 km north of the Project. This resort includes 8,000 hotel units, 3,306 ha of ski area, along with supporting commercial and recreational developments, including an 18-hole golf course and a recreational trail network.
Woodfibre Substation	BC Hydro is constructing a new substation and connection to the 138 kV transmission line. The purpose of the new substation would be to deliver electricity to the Project.
Activity	
BC Ferries	BC Ferries offers year-round service from Horseshoe Bay to Departure Bay through the Queen Charlotte Channel; from Horseshoe Bay to Langdale through the Howe Sound coastward of Bowen Island; and from Horseshoe Bay to Bowen Island through the southern channel of the mouth of the Howe Sound. Activities within Howe Sound will be considered for the cumulative effects assessment
Recreational Boating	Howe Sound is a popular recreational boating destination for residents, tourists, and local businesses.
Forestry Activities	The Lower Squamish Landscape Unit (Sea-to-Sky Land and Resource Management Plan) contains several forms of forest tenures including woodlots and forest and timber licences.
Mineral Activities	There are approximately 10 mineral tenures within the Howe Landscape Unit mostly adjacent to the foreshore.
Fishing Activities	Howe Sound is a popular fishing area supporting Aboriginal, recreational, and commercial fisheries of various species, including Pacific salmon and herring.
Backcountry and Outdoor Recreational Activities	Howe Sound and environs are a destination for backcountry recreation activities including hunting, hiking, camping, fishing, skiing, and snowmobiling.



REQUEST FOR DECISION

To: Executive Committee

For the Meeting of: July 2, 2014

From: Clare Frater

Date: June 26, 2014

SUBJECT: CHAIR LETTER RE WOODFIBRE LNG ENVIRONMENTAL ASSESSMENT

RECOMMENDATION:

1. That the Executive Committee direct staff to draft a letter for the Chair's signature to the BC Environmental Assessment Office with comments on the Woodfibre LNG Valued Components Selection document and the Woodfibre LNG List of Accidents and Malfunctions and Projects included under Cumulative Effects document.
2. That the Executive Committee direct staff to contact the Woodfibre LNG staff to offer Islands Trust mapping products that contain sensitive ecosystem, eelgrass, forage fish habitat, protected area and other relevant information.

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

ISSUE SCREENING:

1. Origin of issue: Trust Council
2. Executive Committee decision is: discretionary
3. Issue is most closely related to Executive Committee Terms of Reference (6.1)
4. Related to Islands Trust Policy Statement (Part 1; policy 3.1.9)
5. Related to current Strategic Plan (2.3.1)

IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

The one day of staff time required to implement the recommendation is consistent with the current time allocation for advocacy.

POLICY: No implications for existing policy.

FINANCIAL: None.

IMPLEMENTATION/COMMUNICATIONS: The letter will take about one day of the Policy Advisor's time to draft and will require a further two hours of administrative time to format, send, post to website, and distribute to subscribers. The letter must be submitted by July 27, 2014. The Chair's time would be required to review and approve the letter.

Staff have begun preliminary research and believe that an Islands Trust letter would be appropriate. At this time, staff are considering the following topics but continue to research the project:

- The need for studies that address the impacts of LNG tanker wake on eelgrass and kelp beds, all potentially impacted shoreline types, forage fish habitat, and public safety.
- The feasibility of LNG tankers using LNG fuel rather than crude oil as an energy source as a way to mitigate the risk of oil spills.
- The impact of marine shipping traffic on recreational and commercial use of the marine environment in Howe Sound.
- The need for studies about the impact of explosion or fire on a LNG tanker in transit.
- Studies on the project's contribution to upstream greenhouse gas emissions generated by production and transportation of LNG to the project.

The project map on page 2 of the updated project description does not include all protected areas in the region. Staff suggest that the Islands Trust proactively offer Islands Trust mapping products that contain sensitive ecosystem, eelgrass, forage fish habitat, protected area and other relevant information to the proponent to assist their planning activities.

The letter would be cc'd to:

- Nicholas Simons, MLA, Powell River – Sunshine Coast
- Jordan Sturdy, MLA, West Vancouver – Sea to Sky
- John Weston, MP, West Vancouver/Sunshine Coast
- Islands Trust Area First Nations
- San Juan County Council
- Bowen Island Municipal Council
- Islands Trust Council
- Lisa Gordon, Director, Trust Area Services
- Islands Trust website

BACKGROUND

Woodfibre Natural Gas Limited is proposing to construct and operate a liquefied natural gas facility (LNG) located seven kilometres southwest of Squamish, British Columbia, on the northwestern shoreline of Howe Sound. The proposed project includes the development of a natural gas liquefaction facility and an LNG transfer facility to enable the export of the LNG product to global markets via marine vessels. It is expected to operate for approximately 25 years and to produce between 1.5 and 2.1 million tonnes of LNG per year.

On February 19, 2014, the federal Minister of the Environment approved the Province of BC's request to substitute the provincial environmental assessment process for the *Canadian Environmental Assessment Act*, 2012 environmental assessment of the Woodfibre Liquefied Natural Gas Project. The Substitution Decision identifies that the designated project to be assessed is the construction, operation and decommissioning of a liquefied natural gas facility, marine terminal and any incidental activities, including marine shipping activities. The scope of the marine shipping activities is limited to marine shipping activities only from the liquefied natural gas facility and marine terminal site to Passage Island at the entrance to Howe Sound.

On June 5, 2014, Woodfibre LNG filed a:

- revised project description (the original project description was filed in Nov. 2013)
- a Woodfibre LNG Valued Components Selection document
- Woodfibre LNG List of Accidents and Malfunctions and Projects included under Cumulative Effects document.

The latter two documents represent a new way that the BC environmental assessment office are presenting information. The new approach is intended to make the commenting process easier for the public.

In June 2014, the Islands Trust Council requested the Executive Committee to monitor and consider directing activities related to the environmental assessment process for the Woodfibre LNG project.

The project will result in about 40 LNG tankers a year or 80 transits. In the project description the proponent notes that to date Transport Canada has not identified any significant effects to navigation associated with the project. The proponent also note that they have had high-level discussions with Transport Canada to discuss the applicable regulations and international standards that might apply.

At this time, there does not appear to be a public process available within which to discuss LNG tanker impacts in the Islands Trust Area outside of Howe Sound. This could be a concern that the Executive Committee may wish to address at a later time, once more shipping details are available. For example, Saturna residents do not currently have a public assessment process for voicing concerns about shoreline damage from LNG tanker wakes. This could be an important omission if the vessels would move at a higher speed in the Strait of Georgia/Boundary Pass than is proposed for Howe Sound, making the Howe Sound wake study information (if undertaken) inapplicable. It is possible that both the approximate 34 tankers/year from the Kinder Morgan Trans Mountain Pipeline terminal and the 3-4 tankers/month from the Woodfibre LNG terminal would have moving exclusion zones around them that could impact the public's enjoyment of the marine environment through limited access times to marine shipping lanes. Another LNG terminal is being considered for Campbell River with an expected in-service date of 2019. This project could result in substantially more than 40 tankers per year that also have moving exclusion zones. To date, staff have not identified a public process that will consider the cumulative social, economic and environmental impacts of the proposed increased tanker traffic along the main shipping channels.

REPORT/DOCUMENT:

1. [Woodfibre LNG Valued Components Selection document](#) (Hyperlink only)
2. [Woodfibre LNG List of Accidents and Malfunctions and Projects included under Cumulative Effects document](#) (Hyperlink only)
3. [Updated Woodfibre LNG Project Description, June 2014](#) (Hyperlink only)

KEY ISSUE(S)/CONCEPT(S):

Advocacy to protect the marine environment in the Islands Trust Area; safe shipment of materials hazardous to the environment

RELEVANT POLICY:

- [Islands Trust Act](#), section 3
The object of the trust is to preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia.
- [Islands Trust Policy Statement](#) Part 1: Roles and Responsibilities section
The Islands Trust Council cannot effectively implement the Policy Statement without the support of all stakeholders. Assistance, cooperation and collaboration are required from local trust committees, island municipalities, the Trust Fund Board, the Provincial Government, other government agencies, non-government organizations, communities, First Nations, property owners, residents and visitors.
- Islands Trust Policy Statement Part 1:
To achieve its object, the Islands Trust must be an educator, coordinator, and initiator, guiding individuals, organizations and other agencies in support of the object. While the Islands Trust can provide the necessary leadership, responsibility for stewardship of the Trust Area rests with many. Individuals, other government agencies, organizations, and

the Province itself all have important roles to play. Cooperative actions are required of other agencies, organizations and individuals to ensure that activities are carried out in a manner that is sensitive to the needs of Trust Area ecosystems and island communities.

- Islands Trust Policy Statement policy 3.1.9:
Trust Council encourages actions and programs of other government agencies which place priority on the side of protection for Trust Area ecosystems when judgment must be exercised; protect the diversity of native species and habitats in the Trust Area, and prevent pollution of the air, land and fresh and marine waters of the Trust Area.
- [Advocacy Policy 6.10.iii](#)
Islands Trust Council's 2011-2014 [Strategic Plan](#) section 2.3 includes under the strategy *Advocate for protection of the Salish Sea and Howe Sound from oil spills, derelict vessels and industrial activities.* Activity 2.3.1 is: *Chair correspondence regarding oil spill prevention and response*

DESIRED OUTCOME:

Representing the Islands Trust Object to the BC Environmental Assessment Office, consistent with Trust Council's Strategic Plan.

RESPONSE OPTIONS

1. That the Executive Committee direct staff to draft a letter for the Chair's signature to the BC Environmental Assessment Office with comments on the Woodfibre LNG Valued Components Selection document and the List of Accidents and Malfunctions and Projects included under Cumulative Effects document.
2. That That the Executive Committee direct staff to contact the Woodfibre LNG staff to offer Islands Trust mapping products that contain sensitive ecosystem, eelgrass, forage fish habitat, protected area and other relevant information.

Alternatives: Do not take any actions.

Prepared By: Clare Frater, Policy Advisor, June 26, 2014

Reviewed By/Date:



Top Priorities

Gambier Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	Foreshore protection/stewardship and clarity; implementation of Development Approval Information Bylaw (DAI) or Development Permit Areas (DPA's).	Investigate and recommend options for protection/stewardship within the local trust area through the use of existing land use planning tools.	Jan-31-2012	Aleksandra Brzozowski	Nov-27-2014	On Going
2	OCP advocacy policies - implementation & support	Work related to supporting the advocacy policies stated in the Gambier, Keats, and Associated Islands OCPs and in the IT Strategic Plan. Ex. Woodlots, industrial facilities, cross-jurisdictional management of Howe Sound	Oct-24-2013	Aleksandra Brzozowski	Nov-03-2014	On Going
3	Riparian Areas Regulation Implementation Project for Gambier Island Local Trust Area.		Oct-26-2011	Aleksandra Brzozowski	Dec-31-2012	On Going



Projects

Gambier Island

No.	Description	Activity	Received/Initiated	Status
1	Keats Island OCP Map Amendment - add trail map used during public process developing OCP.		Mar-08-2007	On Going
1	Staff to prepare an issues outline with respect to Gambier Island Comprehensive Land Use Planning Project. (Address community planning and environmental protection issues) Gambier dp and comprehensive planning - subject to alternate funding and resources. To include: 1. Road issues - road network, and parking issues 2. Gambier forest tenure and reallocation - Gambier Island Crown lands. Gambier LUB follow-up: Definition of recreation in Area 3, CD1 Zone. Subdivision and use of common property in a bare land strata plan. Legal non-conforming - information note. ssociated secondary dwelling - definition and use. Potable water requirements.		Jun-23-2010	On Going
1	Consider a mechanism to recognize authorizations of additional dwellings as permitted by s. 4.4.10 of Keats LUB		Aug-04-2010	On Going
1	GHG Emissions - examine as part of next OCP reviews more proactive approaches to plan for GHG reductions especially in relation to Policies 6.1 and 6.2 in consultation with SCRD. Initiative arises from recommendation of SCRD in comments about bylaws 111 & 112.		Oct-06-2010	On Going
1	Food Security: Based on the November 2010 'Exploring Food Security in the Islands Trust Area' - explore opportunities to implement policies and regulations to address food security in the Gambier Trust Area.	Please make note to consider Objectives 6.1 & 6.2 in the new Agricultural Area Plan for the Sunshine Coast Regional District.		On Going

1	Development Approval Information Bylaw	Develop and adopt a D.A.I bylaw for the Gambier Trust Area.		On Going
1	Consultation with Squamish First Nation	Scope interim strategies pending completion of a possible protocol agreement to address protection of archaeological and heritage resources.	Jan-31-2012	On Going
1	Strategic Planning Review for Howe Sound		Jan-31-2012	On Going
1	REVIEWING KEATS AND GAMBIER LUBS FOR ACCOMMODATION of OCEAN LOOP GEO-EXCHANGE SYSTEMS		Apr-11-2013	On Going
1	Review Gambier OCP/LUB to address:	- definition of breakwater - trams (currently silent) - advocacy policies around pump out stations - review of title Wilderness Conservation	May-22-2014	On Going



Applications w/ Status - Gambier Island Status: Open

Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2002.1	Land Plan Group Inc. Planner: Sonja Zupanec	Jan-24-2002	PID: 014-385-694 Keats Island - Keats Camp cottage lots - siting variances DL 696

Planning Status

Status Date: Apr-10-2008

still on hold pending rezoning

Status Date: Aug-13-2007

on hold pending rezoning application

Status Date: May-16-2006

Met with applicant. Outstanding items forwarded for attention. May be add'l fees.

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2011.2	Elena and France Corin and Larouche Planner: Marnie Eggen	Mar-22-2011	PID: 024-212-041 1250 Taki-Te-Si Road, Gambier Island vary the setback to the natural boundary of the sea for retaining wall

Planning Status

Status Date: May-07-2014

no change

Status Date: Mar-28-2014

no change

Status Date: Jan-17-2014

no change

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2013.2	Jim Green	Apr-08-2013	027-998-967 Jim Green (Reel 17 Investments) Gambier Island A variance to site a rock retaining wall and to authorize additional width for a walkway pier

Planner: Aleksandra Brzozowski

Planning Status

Status Date: Oct-25-2013

Staff advised applicant of outstanding information required for application.

Status Date: Aug-14-2013

Applicant submitted application and some supplemental information.

Forest Land Reserve

File Number	Applicant Name	Date Received	Purpose
GM-FLR-2013.1			

Planner:

Planning Status

Rezoning

File Number	Applicant Name	Date Received	Purpose
GM-RZ-2004.1	LandPlan Group Inc.	Jun-16-2004	PID: 014-385-694 Keats Island - Keats Camp rezoning application DL 696

Planner: Sonja Zupanec

Planning Status

Status Date: Mar-13-2014

Teleconference with applicant regarding next steps.

Status Date: Jan-20-2014

File transferred to S. Zupanec - staff in contact with applicant to ensure timely review of their consultation strategy and cost recovery deposit for 2014 planning work.

Status Date: Oct-08-2013

Applicant wishes to continue with contract planner until Dec 2013

File Number	Applicant Name	Date Received	Purpose
GM-RZ-2013.1	Rob Langford	Mar-20-2013	007-041-616 Trident Foreshore Lands (Burrard Yacht Club) to rezone from P3 to YCO to allow the placement of two floating breakwaters to protect our existing facilities at Ekins Point from storm damage

Planner: Marnie Eggen

Planning Status

Status Date: Mar-14-2014

Squamish FN concerns addressed; CIM

Status Date: Nov-15-2013

Applicant working with Squamish FN to address concerns

Status Date: Sep-26-2013

First Reading given

File Number	Applicant Name	Date Received	Purpose
GM-RZ-2013.2	Lynn Roxburch	May-23-2013	Strata Lots 1-33 & Common Prop. Gambier Island Sea Ranch Strata Lot 1 PID: 005-188-016 Amendment of the Gambier Island Sea Ranch Comprehensive Develop. Zone of the Gambier LUB

Planner: Sonja Zupanec

Planning Status

Status Date: May-01-2014

Referral response from ITF suggests conservation covenant in tandem with SRW. For further discussion with applicant and LTC.

Status Date: Apr-24-2014

Referral response for ALC indicates exclusion for non-farm use for portion of SRW may be required. ALC staff on holiday until May 12. Follow up required.

Status Date: Apr-11-2014

First Reading given; referrals sent and CIM/PH scheduled for July

Subdivision

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2000.1	LANDPLAN GROUP INC.	May-04-2000	PID: 014-385-694 Keats Island - 111 bare land strata subdivision, 2 camp lots, and remainder(Keats Camp); nature reserve, park dedication, parking lot. DL 696

Planner: Sonja Zupanec

Planning Status

Status Date: Jun-06-2007

On hold pending rezoning application.

Status Date: May-16-2006

Met with applicant - revised plan to come based on LUC. May be add'l fees.

Status Date: Dec-21-2005

MOT issues Prelim Layout NOT APPROVED with conditions.

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2010.1	Venture Management Ltd Planner: Sonja Zupanec	May-25-2010	PID: 015-980-324 7 residential lots

Planning Status

Status Date: Jan-06-2012

No further action until applicant finalizes final plan of subdivision.

Status Date: Mar-16-2011

Comments sent to MoTI. Depth to width information was received.

Status Date: Feb-23-2011

Waiting for applicant to confirm that lots comply with depth to width ratio. Revised comments to be sent to MoTI.

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2011.2	EDWARD TRAFF Planner: Marnie Eggen	Jul-21-2011	014-111-888 and 014-111-896 Lot Line adjustment on Gambier Island

Planning Status

Status Date: May-07-2014

no change

Status Date: Mar-28-2014

no change

Status Date: Jan-17-2014

no change

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2012.2	Reel 17 Investments Ltd. Planner: Aleksandra Brzozowski	Jun-29-2012	4 lot subdivision

Planning Status

Status Date: Oct-03-2012

Referral response sent to MOTI and applicant

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2013.1	Creus Engineering	Dec-09-2013	PID: 014-385-694 The Convention of Baptist Churches of BC Keats Island 9 Lot Subdivision

Planner: Sonja Zupanec

Planning Status

Status Date: Mar-28-2014

Under review by planner

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2014.1	Mary & Richard Potter	Jan-16-2014	028-117-000 & 012-825-034 (2220 Maple Rd, Gambier Is) Boundary adjustment

Planner: Linda Prowse

Planning Status

Islands Trust
 LTC EXP SUMMARY REPORT F2015
 Invoices posted to Month ending May 2014

630 Gambier	Invoices posted to Month ending May 2014	Budget	Spent	Balance
65000-630	LTC "Trustee Expenses"	1,000.00	0.00	1,000.00
LTC Local				
65200-630	LTC - Local Exp - LTC Meeting Expenses	2,500.00	311.34	2,188.66
65210-630	LTC - Local Exp - APC Meeting Expenses	750.00	0.00	750.00
65220-630	LTC - Local Exp - Communications	300.00	0.00	300.00
65230-630	LTC - Local Exp - Special Projects	750.00	0.00	750.00
TOTAL LTC Local Expense		<u>4,300.00</u>	<u>311.34</u>	<u>3,988.66</u>
Projects				
73001-630-3003	Gambier RAR	30,000.00	0.00	30,000.00
73001-630-4024	Gambier Foreshore Protection and Stewardship	3,000.00	0.00	3,000.00
73001-630-4027	Gambier Forage Fish	5,000.00	0.00	5,000.00
TOTAL Project Expenses		<u>38,000.00</u>	<u>0.00</u>	<u>38,000.00</u>