

Proposed Woodfibre LNG Project – Comments #401 – 500, Table 5 of 18

The following table includes Woodfibre LNG Limited's responses to comments #401 - 500 submitted to the BC Environmental Assessment Office (EAO) as part of the 60-day public comment period held between January 22 and March 23, 2015. The following table is sorted chronologically. Where multiple comments were received in one submission, they have been separated to allow for specific responses.

EAO has reviewed the public's comments and Woodfibre LNG Limited's responses and is satisfied that Woodfibre LNG Limited has addressed the public's comments for the purpose of the Application stage of the Environmental Assessment for the proposed Woodfibre LNG Project. The time and effort taken by those who submitted comments to EAO during the public comment period is appreciated and all of the comments received will be considered in the Environmental Assessment of the proposed Woodfibre LNG Project.

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
401	March 10, 2015	Vel Anderson - Gibsons, British Columbia	Will the 2 storage tankers be double hulled.....if not why not?	Floating Storage and Offloading Unit (FSO)	Thank you for your comment. The floating storage and offloading unit (FSO) will have primary and secondary barriers (double hulled).	
402	March 10, 2015	Personal Information Withheld - West Vancouver, British Columbia	I am a West Vancouver resident. I am against the Woodfibre LNG Project. We have so much natural beauty that brings wealth in many ways to the area around Britannia/Squamish - tourism - such as Britannia Mine heritage spot, Squamish as a kiteboarding mecca, and Whistler. Please preserve these communities and make the environment our priority.	Tourism Recreation	<p>Thank you for your comment.</p> <p>Woodfibre LNG Limited is of the view that the Woodfibre site is the right fit for an LNG facility. It features: zoned industrial, more than 100 years of industrial use, deepwater port, access to established shipping routes, access to FortisBC pipeline, access to BC Hydro transmission grid, and access to labour force.</p> <p>Woodfibre LNG Limited is also of the view that tourism and industry can work together to create responsible economic development in Squamish. BC Ferries and Squamish Terminals have shown how industry can successfully coexist with local tourism and recreation, and Woodfibre LNG Limited is working hard to follow that example.</p> <p>An assessment of the potential effects of the Project on tourism is included in Section 6.2 Labour Market and Section 6.3 Sustainable Economy. The Application concluded that there were no Project-related significant adverse residual effects to the economy.</p> <p>The Application assesses the potential effects of the Project to outdoor recreation in Section 7.4 Land and Resource Use. With the proposed mitigation, it is not likely that there will be significant residual effects to outdoor recreation.</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
403	March 10, 2015	Personal Information Withheld - Strachan Point, British Columbia	It is the saddest news I have heard for a very long time. As citizen and a human being I can not sit back and allow this proposal to proceed. It is not me I am thinking off but for the others who may follow and enjoy this very special part of the world for generations to come. Where does the greed stops and conscious takes over ?	LNG Project	<p>Thank you for your comment.</p> <p>The goal of Woodfibre LNG Limited is to develop a project that provides sustained economic growth while continuing to support the work that has been done to improve Howe Sound.</p> <p>The Woodfibre site has been used for industrial purposes for 100 years and continues to be zoned for this use. Woodfibre LNG's purchase of the property was contingent on its former owner, Western Forest Products (WFP), obtaining a Certificate of Compliance (COC) from the BC Ministry of Environment (MOE). On December 22, 2014, the MOE issued two COCs for the Woodfibre property. The COCs confirm that WFP has cleaned up the site to acceptable contaminant levels and existing site contamination does not pose an ecological or human health risk. These COCs include conditions related to monitoring and management of residual contamination, and reporting requirements that must be undertaken by a BC MOE Approved Professional.</p> <p>Woodfibre LNG Limited intends to perform additional remediation and ecosystem restoration in the Project area. Plans for additional remediation include the removal of approximately 3000 existing creosote-coated piles from the waterfront in the Project area, the creation of a Green Zone around Mill Creek, and the containment and closure of the on-site landfill. This work will be carried out in partnership with the local Streamkeepers Society and other relevant groups, where suitable so that local conservation and restoration targets can be met (please refer to Section 2.6.7 Ecological Benefits of the Application).</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
404	March 10, 2015	Cheryl Cameron - Eagle Harbour, British Columbia	Howe Sound is no place for an LNG plant. The world price for LNG is currently low - meaning that the project may not go ahead, even if it gets the go-ahead. However, by approving this EA we are enabling the proponent to sell the site with the approval in place - so that even if Howe Sound continues to develop as a mecca for tourism and wildlife, at any time in the future the door will be open for this heavy industry. With climate change upon us, the idea of encouraging more development of an energy-intensive industry is ludicrous. Please, think of the next generation, and stop this project!!	LNG Project	<p>Thank you for your comment.</p> <p>Woodfibre LNG Limited is of the view that the Woodfibre site is the right fit for an LNG facility. It features: zoned industrial, more than 100 years of industrial use, deepwater port, access to established shipping routes, access to FortisBC pipeline, access to BC Hydro transmission grid, and access to labour force.</p> <p>Woodfibre LNG Limited is also of the view that tourism and industry can work together to create responsible economic development in Squamish. BC Ferries and Squamish Terminals have shown how industry can successfully coexist with local tourism and recreation, and Woodfibre LNG Limited is working hard to follow that example.</p> <p>An assessment of the potential effects of the Project on tourism is included in Section 6.2 Labour Market and Section 6.3 Sustainable Economy. The Application concluded that there were no Project-related significant adverse residual effects to the economy.</p> <p>The Application assesses the potential effects of the Project to outdoor recreation in Section 7.4 Land and Resource Use. With the proposed mitigation, it is not likely that there will be significant residual effects to outdoor recreation.</p> <p>As LNG Projects involve significant capital investment which is recovered over a long period of time, final investment decisions (FIDs) on LNG projects are not made lightly, nor are they based on the price of oil or gas on any given day, or even a given year. Rather, FIDs are made based on long-term forecasts and take into account numerous factors, many of which are specific to the project or the proponent(s).</p> <p>In accordance with section 18 of the BC <i>Environmental Assessment Act</i>, an environmental assessment certificate must specify a deadline, at least 3 years and not more than 5 years after the issue date of the certificate, by which time the holder of the certificate, in the reasonable opinion of the minister, must have substantially started the project. This timeline may be extended on one occasion only, for a period of no more than 5 years. If the applicable project has not been substantially started within the applicable deadline, the certificate will expire. Accordingly, while a certificate will survive throughout the life of a project that has met the deadline, it will not otherwise define the use of a site beyond its term. Please also refer to the Sustainable Economy information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
405	March 10, 2015	Michael Kelly - Squamish, British Columbia	<p>Born in B.C. Live in Squamish. Do not want fracking in B.C. If you costed the water they are using for free it would not be an economical porcess. Do not want this Plant in Howe sound or anywhere else in B.C.</p> <p>We need to stop burning fossil fuels and start looking at developing clean energy.</p> <p>This LNG plant will be a disaster for a recovering Howe sound.</p>	Hydraulic Fracturing LNG Industry	<p>Woodfibre LNG acknowledges the expressed concern regarding hydraulic fracturing. Hydraulic fracturing activities are outside the EA scope of the Project.</p> <p>Woodfibre LNG Limited is not engaged in oil or gas extraction or production activities. The gas delivered to the Project site will be supplied to the Project from western Canadian market hubs through an expansion of the existing gas transmission system by Fortis BC, and is the same gas that is supplied to Squamish, Metro Vancouver, Whistler, the Sunshine Coast and Vancouver Island through the Fortis BC pipeline system.</p> <p>Like other customers along the pipeline route, Woodfibre LNG will buy its feed gas from third party suppliers, potentially including aggregators. This natural gas will be delivered in a co-mingled stream through the Fortis BC pipeline to the site.</p> <p>Natural gas liquefied in the Woodfibre LNG facilities will be produced and processed primarily in the northeastern region of BC, but may also originate from other wells connected to the Western Canadian Gas Transmission System. The Oil & Gas Commission (OGC) regulates these extraction activities under the Oil & Gas Activities Act and related regulations.</p> <p>Section 5.3 Greenhouse Gas Management of the Application includes an assessment of the potential Project-related effects to greenhouse gases. The influence of Project-related greenhouse gas emissions on climate change was evaluated by assessing whether any measurable change in climate could result from the Project-generated greenhouse gas emissions. The relatively minor increase in global emissions associated with the Project would correspond to a change in climate that is unlikely to be measurable.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
406	March 10, 2015	Personal Information Withheld - Pemberton, British Columbia	Please put the environment first and do not pass the woodfibre LNG project in the howe sound. Tourism, clean air, and a healthy environment to raise children are far more important than this project. Think long term, not short term profit. Our children will thank you.	Effects of the Project on Tourism, Air Quality, Environment	<p>Thank you for your comment.</p> <p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>Woodfibre LNG Limited is of the view that the Woodfibre site is the right fit for an LNG facility. It features: zoned industrial, more than 100 years of industrial use, deepwater port, access to established shipping routes, access to FortisBC pipeline, access to BC Hydro transmission grid, and access to labour force.</p> <p>Woodfibre LNG Limited is also of the view that tourism and industry can work together to create responsible economic development in Squamish. BC Ferries and Squamish Terminals have shown how industry can successfully coexist with local tourism and recreation, and Woodfibre LNG Limited is working hard to follow that example.</p> <p>An assessment of the potential effects of the Project on tourism is included in Section 6.2 Labour Market and Section 6.3 Sustainable Economy. The Application concluded that there were no Project-related significant adverse residual effects to the economy.</p> <p>Section 5.2 Atmospheric Environment (Air Quality) of the Application includes an assessment of the potential Project-related effects to air quality. The Application concluded that the changes to air quality as a result of Project-related effects are below ambient air quality criteria for all indicator compounds and the residual effects are considered negligible or not significant.</p> <p>The Application assesses the potential effects of the Project to outdoor recreation in Section 7.4 Land and Resource Use. With the proposed mitigation, it is not likely that there will be significant residual effects to outdoor recreation.</p> <p>Section 9.2.2 Human Health Risk Assessment included an assessment of the potential effects on humans by Project-related emissions. The Application concluded that there were no Project-related significant adverse effects.</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>Please also refer to the Sustainable Economy and Air Quality information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
407	March 10, 2015	Carol Roberts - Squamish, British Columbia	I do not want LNG in Howe Sound as it will upset the Eco system. I also do not think Fracking is good for the water table and do not want to support it on any way. I have been to Borneo and have seen the disregard for the tribal people, the animals, the forests, the water. We are not dealing with a company who cares about the environment. Canada, you are not desperate. We can make a living in a better way.	Effects of the Project on the Environment Corporate Ownership Hydraulic Fracturing	<p>Thank you for your comment.</p> <p>The Woodfibre LNG Project is owned by Woodfibre LNG Limited, a privately held Canadian company based in Vancouver with a Community Office in Squamish.</p> <p>Woodfibre LNG Limited is a subsidiary of Pacific Oil and Gas (PO&G) which develops, builds, owns and operates projects throughout the energy supply chain.</p> <p>Woodfibre LNG will comply with all applicable regional, provincial and federal laws, regulations, guidelines and standards including but not limited to: employment standards; health and environmental regulations and standards; taxation; and, First Nations agreements.</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>Woodfibre LNG acknowledges the expressed concern regarding hydraulic fracturing. Hydraulic fracturing activities are outside the EA scope of the Project.</p> <p>Woodfibre LNG Limited is not engaged in oil or gas extraction or production activities. The gas delivered to the Project site will be supplied to the Project from western Canadian market hubs through an expansion of the existing gas transmission system by Fortis BC, and is the same gas that is supplied to Squamish, Metro Vancouver, Whistler, the Sunshine Coast and Vancouver Island through the Fortis BC pipeline system.</p> <p>Like other customers along the pipeline route, Woodfibre LNG will buy its feed gas from third party suppliers, potentially including aggregators. This natural gas will be delivered in a co-mingled stream through the Fortis BC pipeline to the site.</p>	
408	March 10, 2015	Jason Henderson - Bowen Island, British Columbia	Would the Woodfibre LNG put up a fund that is equal to, by a third party, independent estimates, the amount of damage compensation should an accident happen? Furthermore, would they commit the interest from that money to ongoing environmental stewardship and cleanup?	Liability	<p>Thank you for your comment.</p> <p>Both Woodfibre LNG Limited and the LNG carriers will carry appropriate levels of insurance, including coverage for any accidents, potential spills or discharge of pollutants, both marine and on-land.</p> <p>Woodfibre LNG Limited will ensure that LNG carriers destined for the Woodfibre LNG terminal will hold a valid contractual arrangement with the Western Canada Marine Response Corporation (WCMRC), under the <i>Canada Shipping Act 2001</i> Part I – Pollution Prevention and Response.</p> <p>Every vessel that is employed for Woodfibre LNG Limited will carry compulsory insurance for \$1 billion under the Civil Liability Convention (CLC) for oil pollution.</p> <p>In event of a pollution event, and after all reasonable steps have been taken to recover payment of compensation from the owner of the ship or if the owner of the ship is not liable by reason of any of the defenses described in subsection 77(3), Article III of the Civil Liability Convention or Article 3 of the Bunkers Convention, and neither the International Fund or the Supplementary Fund are liable or in the event the claim exceeds the owners maximum liability under the CLC Convention the liability will be covered by the Canadian Ship-source Oil Pollution Fund.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
409	March 10, 2015	Personal Information Withheld - Whistler, British Columbia	Aside from the obvious environmental and minor job for risk opportunities, this is a bad idea. Climb the cliff or take the new gondola to the top of the chief or Shannon falls, this project will be a blight on the landscape and will have tourists shaking their heads in disgust. This is not the world of the 1950s. It will hurt the small but growing number of Squamish and Britannia entrepreneurs as well as the municipalities. Bad idea.	Effects of the Project on Environment, Tourism	<p>Thank you for your comment.</p> <p>Woodfibre LNG Limited is of the view that the Woodfibre site is the right fit for an LNG facility. It features: zoned industrial, more than 100 years of industrial use, deepwater port, access to established shipping routes, access to FortisBC pipeline, access to BC Hydro transmission grid, and access to labour force.</p> <p>Woodfibre LNG Limited is also of the view that tourism and industry can work together to create responsible economic development in Squamish. BC Ferries and Squamish Terminals have shown how industry can successfully coexist with local tourism and recreation, and Woodfibre LNG Limited is working hard to follow that example.</p> <p>An assessment of the potential effects of the Project on tourism is included in Section 6.2 Labour Market and Section 6.3 Sustainable Economy. The Application concluded that there were no Project-related significant adverse residual effects to the economy.</p> <p>The Application assesses the potential effects of the Project to outdoor recreation in Section 7.4 Land and Resource Use. With the proposed mitigation, it is not likely that there will be significant residual effects to outdoor recreation.</p> <p>The Project's visual effects are expected to be minor given their scale and the historical and current level of human-related disturbance within the regional assessment area.</p> <p>Woodfibre LNG is designing the facility to reduce the size of the disturbed area and to blend it into the environment as much as possible.</p> <p>Mitigation measures have been developed to avoid, minimize, restore onsite or offset the potential adverse effects of the Project. Mitigation measures that would be implemented to reduce the visibility of the facility would include the following:</p> <ul style="list-style-type: none">• reducing the level of contrast of buildings by using external surface finishing that has low glare and natural colours• monitoring and maintaining natural screening to ensure minimal visibility of infrastructure• providing additional screening of land-based infrastructure through temporary or permanent plantings where possible and safe to do so <p>For more information, please see Section 7.5 Visual Quality of the Application, which includes an assessment of the potential effects of the Project on the viewscape, including from the Sea-to-Sky Gondola.</p> <p>Please also refer to the Sustainable Economy information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
410	March 10, 2015	Personal Information Withheld - Squamish, British Columbia	I have real concerns about earthquakes considering we are suppose to be getting the "big" one any time now.	Seismic Hazard	<p>Thank you for the comment.</p> <p>Woodfibre LNG is designing and building a facility that prevents or minimizes the potential effects of geotechnical and natural hazards. Third party independent experts have conducted a detailed investigation and review of geotechnical and natural hazards of the Woodfibre site.</p> <p>The Project will be designed:</p> <ul style="list-style-type: none">• For a one in 2,475 year earthquake.• In accordance with CSAZ276, Liquefied Natural Gas Production, Storage and Handling, with respect to their specific requirements for seismic design of LNG plants.• To address the potential for liquefaction, ground improvements will be undertaken as part of Project construction and if deemed necessary, critical infrastructure will be moved to other locations within the project site• If a ship is at dock at the time of a seismic event, and the movement between the LNG carrier and the floating storage and offloading unit (FSO) is outside safe operating parameters, the LNG transfer will safely shutdown and release the LNG carrier from its mooring and allow it to naturally move away from the FSO with assistance from the tugs on standby.• Project components, including bridges, will be designed for the 200-year instantaneous peak flows on Mill Creek and Woodfibre Creek.• Buildings will be constructed at different elevations that correspond to their risk category in case of flooding.• Qualified professionals will be engaged to conduct a debris flow and debris hazard assessment prior to construction.• To address the potential effects associated with wildfire, a fuel hazard assessment will be conducted based on the Guide to Fuel Hazard Assessment and Abatement in British Columbia.• Seismic monitors will be installed on critical process equipment and linked to the facility's ESD (Emergency Shutdown System). Should a seismic event occur, and the vibration experienced is outside the designed parameters of the seismic monitors, the facility (via the ESD) will automatically trip and place itself in fail-safe mode.• Project components will be designed to accommodate a sea level rise of 0.5 metres.	
411	March 10, 2015	Sean Delaney-Bowen Island, British Columbia	I say no to the Woodfibre LNG Project	LNG Project	Thank you for the comment	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
412(i)	March 10, 2015	Suzanne Allan - Bowen Island, British Columbia	I have lived on Bowen for 25 years and have witnessed first hand the recovery of Howe Sound and the return of the dolphins, whales and more.	Recovery of Howe Sound	<p>Thank you for your comments.</p> <p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>An assessment of the potential effects of the Project on marine mammals is included in Section 5.19 Marine Mammals, and includes an assessment of the effects of noise. The Application concluded that there is the potential to marine mammals to experience short-term behavioural disturbances from construction activity (pile driving) and vessel traffic.</p> <p>Woodfibre LNG Limited will retain a contractor to perform underwater acoustic monitoring for pre, during and post Project construction. The underwater monitoring will collect underwater sound levels and marine mammal presence (e.g., of those species present, their frequency and seasonality). This will contribute further to baseline information for both underwater sound levels and mammal presence in the Project area and in the vicinity of the Project site to monitor potential changes of marine mammals over time.</p> <p>Please also refer to the Marine Mammals information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
412(ii)	March 10, 2015	Suzanne Allan - Bowen Island, British Columbia	I am very concerned that the building of an LNG plant will negatively impact our air quality in the Sound.	Effects of the Project on Air Quality	<p>As part of Woodfibre LNG's Environmental Assessment Certificate Application, air dispersion modelling based on planned activities and equipment use — including marine vessels — were undertaken to predict air emissions from the Project operation phase. The results of the dispersion modelling were compared against federal and provincial standards and guidelines; and, all predicted concentrations were below these standards and guidelines.</p> <p>Section 5.2 Atmospheric Environment (Air Quality) of the Application includes an assessment of the potential Project-related effects to air quality. The Application concluded that the changes to air quality as a result of Project-related effects are below ambient air quality criteria for all indicator compounds and the residual effects are considered negligible or not significant.</p> <p>Section 9.2.2 Human Health Risk Assessment included an assessment of the potential effects on humans by Project-related emissions. The Application concluded that there were no Project-related significant adverse effects.</p> <p>Please also refer to Air Quality information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
412(iii)	March 10, 2015	Suzanne Allan - Bowen Island, British Columbia	I am very concerned about the increase in tanker traffic and about the facility's outdated "flow-through" cooling system. Under current plans the Woodfibre plant would suck up 17,000 cubic metres of seawater every hour, then dump the warmed, sterilized water back into the ocean.	Marine Transport Seawater Cooling System	<p>If the Woodfibre LNG Project goes ahead, LNG carriers – three to four per month, accompanied by at least three tugboats and piloted by two BC Coast Pilots – will transit Howe Sound on the existing shipping route through Queen Charlotte Channel east of Bowen Island. The carriers will then pass Gambier Island and Anvil Island as they travel to the Woodfibre LNG terminal. Each carrier will take a similar route in reverse to leave Howe Sound.</p> <p>Each transit of an LNG carrier, between the entrance to Howe Sound and the Woodfibre LNG terminal, is anticipated to last 2.5 hours in duration. The loading of each LNG carrier is anticipated to be complete within 24 hours.</p> <p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>All discharges to the marine environment will meet or exceed applicable legislation and guidelines, including the BC Water Quality Criteria (marine and estuarine life), the Canadian Environmental Quality Guidelines (water quality guidelines for the protection of aquatic life – marine), and the Fisheries Act. The seawater cooling system will require a waste discharge permit under section 14 of the <i>Environmental Management Act</i>. Woodfibre LNG Limited is legally required to comply with all requirements as outlined in the permit.</p> <p>For more information on the effects of the Project on marine water quality please refer to Section 5.10 Marine Water Quality. Additional components of the marine environment that have been assessed include Freshwater Fish and Fish Habitat (Section 5.15), Marine Benthic Habitat (Section 5.16), Forage Fish and Other Fish (Marine) (Section 5.18) and Marine Mammals (Section 5.19). A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>Additional information on the seawater cooling system intake and discharge was provided to the EAO on April 23, 2015. Please also refer to the Seawater Cooling System and Marine Transport information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
412(iv)	March 10, 2015	Suzanne Allan - Bowen Island, British Columbia	Also, this project will only create about 50 permanent jobs, and there is no guarantee that they will go to locals.	Local Employment	<p>Woodfibre LNG will develop a Local Hiring Strategy, a Local Training Strategy and Local and Regional Procurement Strategy in order to ensure that the local workforce and economy can realize (to the maximum extent possible) the potential economic benefits of the Project. These strategies will ensure that the labour force is well-positioned to seek Project employment based on individual capacities to supply needed skills; maximize employment opportunities for residents in Squamish, Whistler and Metro Vancouver; and ensure that local and regional businesses can access the benefits of increased demand for goods and services from the Project.</p> <p>An independent third party economic impact assessment of the proposed Woodfibre LNG project is included in the Application. Accounting and Consulting firm MNP found the following economic benefits of the project (2014 CAD):</p> <p>CONSTRUCTION JOBS</p> <ul style="list-style-type: none">• Create 650+ jobs each year of construction.• Create an additional 1,080+ jobs (indirect* and induced** employment) during the construction phase of the Project. <p>LONG-TERM OPERATION JOBS</p> <ul style="list-style-type: none">• Create 100+ local jobs during operation.• Create an additional 330+ local jobs (indirect* and induced**) during operation. <p>*Indirect impacts arise from changes in activity for suppliers.</p> <p>**Induced impacts arise from shifts in spending on goods and services as a consequence of changes to the payroll of the directly and indirectly affected businesses.</p> <p>Please also refer to the Sustainable Economy information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
412(v)	March 10, 2015	Suzanne Allan - Bowen Island, British Columbia	Finally, If methane escapes unburnt at any point in the production or transportation chain, its greenhouse effects are many times more powerful than carbon dioxide. Some studies suggest that if more than 3 per cent of the gas leaks, from a climate perspective LNG has the same impacts as burning coal! For all these reasons I do not support the building of an LNG plant in Howe Sound.	GHG Emissions	<p>Woodfibre LNG characterized current climate and climate trends using the Squamish Airport climate station. At peak capacity, the Project will have a greenhouse gas intensity of 0.059 t CO2e per tonne LNG, which is below the threshold of 0.16 t CO2e per tonne LNG in the Greenhouse Gas Industrial Reporting and Control Act.</p> <p>Section 5.3 Greenhouse Gas Management of the Application includes an assessment of the potential Project-related effects to greenhouse gases. The influence of Project-related greenhouse gas emissions on climate change was evaluated by assessing whether any measurable change in climate could result from the Project-generated greenhouse gas emissions. The relatively minor increase in global emissions associated with the Project would correspond to a change in climate that is unlikely to be measurable.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
413	March 10, 2015	Polek Rybczynski - Pemberton and Hopkins Landing, British Columbia	I and my young family are concerned about the environmental degradation that may result from this unconvincing project. We use the Howe Sound as our learning ground, playground and safe ground. We want the Howe Sound to continue its ecological value incline. Lets restore the Howe Sound back to its pristine self for all generations to admire. Thank you for listening.	Effects of the Project on the Environment Recovery of Howe Sound	<p>Thank you for your comment.</p> <p>The goal of Woodfibre LNG Limited is to develop a project that provides sustained economic growth while continuing to support the work that has been done to improve Howe Sound.</p> <p>The Woodfibre site has been used for industrial purposes for 100 years and continues to be zoned for this use. Woodfibre LNG's purchase of the property was contingent on its former owner, Western Forest Products (WFP), obtaining a Certificate of Compliance (COC) from the BC Ministry of Environment (MOE). On December 22, 2014, the MOE issued two COCs for the Woodfibre property. The COCs confirm that WFP has cleaned up the site to acceptable contaminant levels and existing site contamination does not pose an ecological or human health risk. These COCs include conditions related to monitoring and management of residual contamination, and reporting requirements that must be undertaken by a BC MOE Approved Professional.</p> <p>Woodfibre LNG Limited intends to perform additional remediation and ecosystem restoration in the Project area once the property sale is complete. Plans for additional remediation include the removal of approximately 3000 existing creosote-coated piles from the waterfront in the Project area, the creation of a Green Zone around Mill Creek, and the containment and closure of the on-site landfill. This work will be carried out in partnership with the local Streamkeepers Society and other relevant groups, where suitable so that local conservation and restoration targets can be met (please refer to Section 2.6.7 Ecological Benefits of the Application).</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
414	March 10, 2015	Personal Information Withheld - Gibsons, British Columbia	I am totally opposed to building an LNG refinery at Woodfibre. It is totally irresponsible to build this project and think that you can have tankers travelling through Howe Sound without an unacceptable risk factor for an environmental disaster	Marine Transport Safety	<p>Thank you for your comment</p> <p>Woodfibre LNG will be designed for the safe and efficient handling of liquefied natural gas, both on land and on water. This includes standards set out in the BC Oil and Gas Activities Act and the associated Liquefied Natural Gas Facility Regulation, national and BC building codes, as well as national and international standards, guidelines and codes of practice where there are no applicable codes for BC.</p> <p>Liquefied natural gas has been shipped safely around the world for more than 50 years. There has never been a recorded incident involving a loss of containment of an LNG carrier at sea. LNG carriers are among the most modern and sophisticated ships in operation. These ships have robust containment systems, double-hull protection and are heavily regulated by international and federal standards.</p> <p>In the unlikely event there is a spill from an LNG carrier, LNG will never mix with water. Instead, it will quickly return to a gas state, and because methane is lighter than air, the gas will dissipate.</p> <p>The Accidents and Malfunctions section (Section 11.0) of the Application assessed the consequence and frequency of effects resulting from credible worst case scenarios for the Project. It showed that potential risks to the public were within the tolerable risk criteria regulated by the BC Oil and Gas Commission (OGC). The OGC will include a review of the quantitative risk assessment for this Project in the permit application review to confirm that the study and results meet the regulated requirements. Additional information on accidents and malfunctions was provided to the EAO on April 29, 2015. Subject to the recommendations of Transport Canada Technical Review Process of Marine Terminal Systems and Transshipment Sites (TERMPOL), Woodfibre LNG would deploy at least three tugs, at least one of which will be tethered, to provide a dynamic safety awareness zone for recreational and pleasure craft around the LNG carrier during its transit within Howe Sound. This dynamic safety awareness zone would extend up to 50 meters on either side of the vessel and being dynamic in nature, would be transient with the movement of the LNG carrier. This arrangement of tugs also serves as an emergency provision to address contingencies that may require the vessel to stop or engage in manoeuvres at very short notice.</p> <p>Please also refer to Public Safety and Marine Transport information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
415	March 10, 2015	Vel Anderson - Gibsons, British Columbia	<p>What type of tank will be used to hold the LNG for export? A membrane tank or a self-supporting tank?</p> <p>What branch of government is qualified and has the power to test the storage tanks coming here from Asia. There is a reasonable concern around this issue as the tanks may be older discards.</p> <p>Some older 9-percent nickel steel tanks have shown significant amounts of swallow cracking after years of service. The cracks develop next to the welds due to the effect of the heat of the welding on the original material (known as the "heat-affected zone"). Aluminum tanks can have a different cracking problem. Attaching the aluminum tank to a steel cylinder is a difficult process, due to the metals involved, and cracks are liable to develop where those materials are joined.</p> <p>Will the 2 storage tankers be tested to show the integrity of both the primary and secondary barriers, and proper maintenance? Will the tests be done at the location of departure or when the tankers enter Canadian waters?</p> <p>What steps will be taken should the storage vessels fail inspection?</p>	Floating Storage and Offloading Unit	<p>Thank you for your questions.</p> <p>The two LNG vessels that form the floating storage and offloading unit (FSO) are equipped with self-supporting Moss Rosenberg tanks. These vessels are and will continue to be maintained in class by the Classification Society during their life cycle, with tests and inspections conducted at regular intervals as part of the survey process.</p> <p>Within Canada, Transport Canada and the OGC will inspect the FSO to ensure the FSO and equipment are safely operated and maintained, and comply with the prevailing rules for the safe handling of LNG.</p> <p>The FSO will undergo extensive surveys and maintenance to ensure the integrity of the tanks including the primary and secondary barriers are fit for purpose.</p> <p>At the time of modification, surveys will be conducted by the Classification Society, with further audits conducted by OGC and Transport Canada as applicable on arrival into Canada.</p>	
416(i)	March 10, 2015	Personal Information Withheld - Sea to Sky Resident, British Columbia	<p>Since the boom-bust days of the Woodfibre pulp mill and Britannia mine, Howe Sound has been on the rebound. From herring to salmon to dolphins, the ocean is coming back to life. Last week another pod of Orca whales was seen breaching between Bowyer and Bowen Islands.</p>	Recovery of Howe Sound	<p>Thank you for your comments.</p> <p>The goal of Woodfibre LNG Limited is to develop a project that provides sustained economic growth while continuing to support the work that has been done to improve Howe Sound.</p> <p>The Woodfibre site has been used for industrial purposes for 100 years and continues to be zoned for this use. Woodfibre LNG's purchase of the property was contingent on its former owner, Western Forest Products (WFP), obtaining a Certificate of Compliance (COC) from the BC Ministry of Environment (MOE). On December 22, 2014, the MOE issued two COCs for the Woodfibre property. The COCs confirm that WFP has cleaned up the site to acceptable contaminant levels and existing site contamination does not pose an ecological or human health risk. These COCs include conditions related to monitoring and management of residual contamination, and reporting requirements that must be undertaken by a BC MOE Approved Professional.</p> <p>Woodfibre LNG Limited intends to perform additional remediation and ecosystem restoration in the Project area once the property sale is complete. Plans for additional remediation include the removal of approximately 3000 existing creosote-coated piles from the waterfront in the Project area, the creation of a Green Zone around Mill Creek, and the containment and closure of the on-site landfill. This work will be carried out in partnership with the local Streamkeepers Society and other relevant groups, where suitable so that local conservation and restoration targets can be met (please refer to Section 2.6.7 Ecological Benefits of the Application).</p> <p>An assessment of the potential effects of the Project on marine mammals is included in Section 5.19 Marine Mammals, and includes an assessment of the effects of noise. The Application concluded that there is the potential to marine mammals to experience short-term behavioural disturbances from construction activity (pile driving) and vessel traffic.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
					<p>Woodfibre LNG Limited will retain a contractor to perform underwater acoustic monitoring for pre, during and post Project construction. The underwater monitoring will collect underwater sound levels and marine mammal presence (e.g., of those species present, their frequency and seasonality). This will contribute further to baseline information for both underwater sound levels and mammal presence in the Project area and in the vicinity of the Project site to monitor potential changes of marine mammals over time.</p> <p>Please also refer to the Marine Mammals information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
416(ii)	March 10, 2015	Personal Information Withheld - Sea to Sky Resident, British Columbia	It's not just sea creatures. The quality of life here attracts young families, retirees and everyone in between, including tourists and athletes from all over the world. I'm concerned for the well-being of all life associated with Howe Sound.	Effects of the Project on Human Health Tourism	<p>Woodfibre LNG Limited is of the view that the Woodfibre site is the right fit for an LNG facility. It features: zoned industrial, more than 100 years of industrial use, deepwater port, access to established shipping routes, access to FortisBC pipeline, access to BC Hydro transmission grid, and access to labour force.</p> <p>Woodfibre LNG Limited is also of the view that tourism and industry can work together to create responsible economic development in Squamish. BC Ferries and Squamish Terminals have shown how industry can successfully coexist with local tourism and recreation, and Woodfibre LNG Limited is working hard to follow that example.</p> <p>An assessment of the potential effects of the Project on tourism is included in Section 6.2 Labour Market and Section 6.3 Sustainable Economy. The Application concluded that there were no Project-related significant adverse residual effects to the economy.</p> <p>The Application assesses the potential effects of the Project to outdoor recreation in Section 7.4 Land and Resource Use. With the proposed mitigation, it is not likely that there will be significant residual effects to outdoor recreation.</p> <p>The potential effects of the Project on the public is assessed in Section 9.2 Public Health, and includes an assessment on community health and well-being (for example, population and demographics, education and training, alcohol and drug abuse and crime) and a human health risk assessment for Project-related emissions. The assessments concluded that there were no Project-related significant adverse effects to public health.</p> <p>Please also refer to the Sustainable Economy, Marine Recreation and Air Quality information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
416(iii)	March 10, 2015	Personal Information Withheld - Sea to Sky Resident, British Columbia	I'm worried about air quality, the impacts of more tanker traffic and the facility's outdated "flow-through" cooling system. Under current plans the Woodfibre plant would suck up 17,000 cubic metres of seawater every hour, then dump the warmed, sterilized water back into the ocean.	Seawater Cooling System	<p>If the Woodfibre LNG Project goes ahead, LNG carriers – three to four per month, accompanied by at least three tugboats and piloted by two BC Coast Pilots – will transit Howe Sound on the existing shipping route through Queen Charlotte Channel east of Bowen Island. The carriers will then pass Gambier Island and Anvil Island as they travel to the Woodfibre LNG terminal. Each carrier will take a similar route in reverse to leave Howe Sound.</p> <p>Each transit of an LNG carrier, between the entrance to Howe Sound and the Woodfibre LNG terminal, is anticipated to last 2.5 hours in duration. The loading of each LNG carrier is anticipated to be complete within 24 hours.</p> <p>Section 5.2 Atmospheric Environment (Air Quality) of the Application includes an assessment of the potential Project-related effects to air quality. The Application concluded that the changes to air quality as a result of Project-related effects are below ambient air quality criteria for all indicator compounds and the residual effects are considered negligible or not significant.</p> <p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>All discharges to the marine environment will meet or exceed applicable legislation and guidelines, including the BC Water Quality Criteria (marine and estuarine life), the Canadian Environmental Quality Guidelines (water quality guidelines for the protection of aquatic life – marine), and the Fisheries Act. The seawater cooling system will require a waste discharge permit under section 14 of the <i>Environmental Management Act</i>. Woodfibre LNG Limited is legally required to comply with all requirements as outlined in the permit.</p> <p>For more information on the effects of the Project on marine water quality please refer to Section 5.10 Marine Water Quality. Additional components of the marine environment that have been assessed include Freshwater Fish and Fish Habitat (Section 5.15), Marine Benthic Habitat (Section 5.16), Forage Fish and Other Fish (Marine) (Section 5.18) and Marine Mammals (Section 5.19). A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>Additional information on the seawater cooling system intake and discharge was provided to the EAO on April 23, 2015. Please also refer to the Seawater Cooling System, Air Quality and Marine Transport information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
416(iv)	March 10, 2015	Personal Information Withheld - Sea to Sky Resident, British Columbia	The mayors also have questions about the lack of economic benefits. The project would create about 50 permanent jobs, but there's no guarantee they would go to locals – same with any construction jobs. And with the federal government now offering deep subsidies in an effort to kick-start liquefied gas exports, many residents are asking, "what's in it for us?"	Local Employment	<p>Woodfibre LNG Limited took ownership of the Woodfibre site in February 2015 and is already contributing to the District of Squamish's tax revenue. Woodfibre LNG is expected to pay an estimated \$2 million per year during operation, should the project go ahead. Woodfibre LNG Limited will pay a variety of taxes, including income tax, LNG tax, and municipal property tax.</p> <p>Woodfibre LNG will develop a Local Hiring Strategy, a Local Training Strategy and Local and Regional Procurement Strategy in order to ensure that the local workforce and economy can realize (to the maximum extent possible) the potential economic benefits of the Project. These strategies will ensure that the labour force is well-positioned to seek Project employment based on individual capacities to supply needed skills; maximize employment opportunities for residents in Squamish, Whistler and Metro Vancouver; and ensure that local and regional businesses can access the benefits of increased demand for goods and services from the Project.</p> <p>An independent third party economic impact assessment of the proposed Woodfibre LNG project is included in the Application. Accounting and Consulting firm MNP found the following economic benefits of the project (2014 CAD):</p> <p>CONSTRUCTION JOBS</p> <ul style="list-style-type: none"> • Create 650+ jobs each year of construction. • Create an additional 1,080+ jobs (indirect* and induced** employment) during the construction phase of the Project. <p>LONG-TERM OPERATION JOBS</p> <ul style="list-style-type: none"> • Create 100+ local jobs during operation. • Create an additional 330+ local jobs (indirect* and induced**) during operation. <p>*Indirect impacts arise from changes in activity for suppliers.</p> <p>**Induced impacts arise from shifts in spending on goods and services as a consequence of changes to the payroll of the directly and indirectly affected businesses.</p> <p>Please also refer to the Sustainable Economy information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
416(v)	March 10, 2015	Personal Information Withheld - Sea to Sky Resident, British Columbia	Last but not least, there's the problem of climate change. Liquid natural gas is mostly methane. It's billed as a clean, environmentally friendly fuel, but it has a major potential drawback. If methane escapes unburnt at any point in the production or transportation chain, its greenhouse effects are many times more powerful than carbon dioxide. Some studies suggest that if more than 3 per cent of the gas leaks, from a climate perspective LNG has the same impacts as burning coal. Please do not approve this project.	GHG Emissions	<p>Woodfibre LNG characterized current climate and climate trends using the Squamish Airport climate station. At peak capacity, the Project will have a greenhouse gas intensity of 0.059 t CO₂e per tonne LNG, which is below the threshold of 0.16 t CO₂e per tonne LNG in the Greenhouse Gas Industrial Reporting and Control Act.</p> <p>Section 5.3 Greenhouse Gas Management of the Application includes an assessment of the potential Project-related effects to greenhouse gases. The influence of Project-related greenhouse gas emissions on climate change was evaluated by assessing whether any measurable change in climate could result from the Project-generated greenhouse gas emissions. The relatively minor increase in global emissions associated with the Project would correspond to a change in climate that is unlikely to be measurable.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
417	March 11, 2015	Personal Information Withheld - Pemberton, British Columbia	I have great concerns about the environmental impact of the proposed LNG plant in Howe Sound. Mostly my concern is around air quality and the use of sea water (and disposal of used seawater back into the ocean). Squamish is just recovering from the years of pollutants created from the pulp mill. With increases again in pollutants, the now increasing revenues in tourism and housing growth are only going ot suffer. Can you not see that tourism to the area is more porfitable and sustainable than this LNG project. Are we as a country really going to benefit from this foriegn investment?	Effect of the Project on Air Quality, Marine Life, Tourism	<p>Thank you for your comment.</p> <p>As part of Woodfibre LNG's Environmental Assessment Certificate Application, air dispersion modelling based on planned activities and equipment use — including marine vessels and flaring — were undertaken to predict air emissions from the Project operation phase. The results of the dispersion modelling were compared against federal and provincial ambient air quality criteria. All predicted concentrations were below the air quality criteria.</p> <p>The majority of Woodfibre LNG air emissions will come from elements removed from the natural gas prior to liquefaction, which are incinerated.</p> <p>Woodfibre LNG characterized current climate and climate trends using the Squamish Airport climate station. At peak capacity, the Project will have a greenhouse gas intensity of 0.059 t CO2e per tonne LNG, which is below the threshold of 0.16 t CO2e per tonne LNG in the Greenhouse Gas Industrial Reporting and Control Act.</p> <p>For more information, please see:</p> <ul style="list-style-type: none">• Section 9.2.2 Human Health Risk Assessment includes an assessment of the potential effects on humans by Project-related emissions. The Application concluded that there were no Project-related significant adverse effects.• Section 5.2 Atmospheric Environment (Air Quality) of the Application includes an assessment of the potential Project-related effects to air quality. The Application concluded that the changes to air quality as a result of Project-related effects are below ambient air quality criteria for all indicator compounds and the residual effects are considered negligible or not significant. <p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>All discharges to the marine environment will meet or exceed applicable legislation and guidelines, including the BC Water Quality Criteria (marine and estuarine life), the Canadian Environmental Quality Guidelines (water quality guidelines for the protection of aquatic life – marine), and the Fisheries Act. The seawater cooling system will require a waste discharge permit under section 14 of the <i>Environmental Management Act</i>. Woodfibre LNG Limited is legally required to comply with all requirements as outlined in the permit.</p> <p>For more information on the effects of the Project on marine water quality please refer to Section 5.10 Marine Water Quality. Additional components of the marine environment that have been assessed include Freshwater Fish and Fish Habitat (Section 5.15), Marine Benthic Habitat (Section 5.16), Forage Fish and Other Fish (Marine) (Section 5.18) and Marine Mammals (Section 5.19). A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
					<p>residual effects to the environment.</p> <p>The potential effects of the Project on the local economy is assessed in Section 6.0 of the Application:</p> <ul style="list-style-type: none">• Section 6.2 Labour Market - the Project is expected to benefit local and regional labour markets throughout construction and operation by providing direct jobs, and by creating indirect and induced jobs through increased demands for goods and services.• Section 6.3 Sustainable Economy - the Application concluded that some commercial marine traffic will likely be temporarily displaced while Project vessels pass by. There will be increased economic activity related to Project-related commercial marine traffic, and some disruption to local commercial and marine tourism traffic in the Squamish area. <p>Additional information on the seawater cooling system intake and discharge was provided to the EAO on April 23, 2015. Please also refer to the Seawater Cooling System, Air Quality and Sustainable Economy information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
418(i)	March 11, 2015	Charlotte Whitney - Whistler, British Columbia	<p>As a marine biologist at UVic, and lifelong resident of the Sea to Sky (Whistler to Vancouver), I am strongly against this project and have the following concerns:</p> <p>The economic analyses only make sense above a high threshold of LNG prices, and considering that BC LNG has a market, both of which are sketchy claims/unlikely at best.</p>	Economic Justification of Project	<p>Thank you for your comments.</p> <p>As LNG Projects involve significant capital investment which is recovered over a long period of time, final investment decisions (FIDs) on LNG projects are not made lightly, nor are they based on the price of oil or gas on any given day, or even a given year. Rather, FIDs are made based on long-term forecasts and take into account numerous factors, many of which are specific to the project or the proponent(s).</p> <p>Current forecasts are that the global demand for energy will increase by 35% by 2035, and the specific demand for natural gas is expected to increase by 55%¹.</p> <p>The increasing standards of living and rapid economic growth in Asia (6-8% GDP growth annually) are the key triggers for the increase in demand². China's energy demand increases by 5% annually³. Not only is Asia seeking new sources of energy to meet needs (diversify), Asia is looking for cleaner alternatives (e.g. China aims to reduce coal consumption to less than 65% total energy usage by 2017)⁴.</p>	

¹ BP Statistical Review of World Energy Report, June 2013. < http://www.bp.com/content/dam/bp/pdf/statistical-review/statistical_review_of_world_energy_2013.pdf>

² ICIS. China Natural Gas Annual Report <<http://www.icis.com/energy/channel-info-about/china-natural-gas-annual-report/>>

³ Wood Mackenzie. LNG Service Tools: Understanding the dynamics of the global LNG industry < http://public.woodmac.com/content/portal/energy/highlights/wk3_Nov_13/LNG%20Service%20and%20Tool.pdf>

⁴ National Development and Reform Commission. 2014. Social Development and National Economics Statistics Bulletin 2011 – 2013.

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
418(ii)	March 11, 2015	Charlotte Whitney - Whistler, British Columbia	LNG comes from fracking, which noone in this Projects seems to acknowledge. Fracking has been banned in several EU countries including the UK, as well as several US states, as it is extremely dangerous in terms of groundwater pollution, increased earthquake risk, and also really invasive on the landscape. I find it very concerning (infuriating) that the current BC government seems to only focus on the issues that they find convenient, and side step those that they don't. What about the residents and ecosystems of northern BC, whose lives are and will be affected by this extremely damaging and dirty extraction process?	Hydraulic Fracturing	<p>Woodfibre LNG acknowledges the expressed concern regarding hydraulic fracturing. Hydraulic fracturing activities are outside the EA scope of the Project.</p> <p>Woodfibre LNG Limited is not engaged in oil or gas extraction or production activities. The gas delivered to the Project site will be supplied to the Project from western Canadian market hubs through an expansion of the existing gas transmission system by Fortis BC, and is the same gas that is supplied to Squamish, Metro Vancouver, Whistler, the Sunshine Coast and Vancouver Island through the Fortis BC pipeline system.</p> <p>Like other customers along the pipeline route, Woodfibre LNG will buy its feed gas from third party suppliers, potentially including aggregators. This natural gas will be delivered in a co-mingled stream through the Fortis BC pipeline to the site.</p> <p>Natural gas liquefied in the Woodfibre LNG facilities will be produced and processed primarily in the northeastern region of BC, but may also originate from other wells connected to the Western Canadian Gas Transmission System. The Oil & Gas Commission (OGC) regulates these extraction activities under the Oil & Gas Activities Act and related regulations.</p>	
418(iii)	March 11, 2015	Charlotte Whitney - Whistler, British Columbia	The effects on the marine environment are wide ranging, from noise impacts to marine mammals (and other marine species), spill risk, shipping traffic impacts, the high temperature seawater effluent thanks to the cooling system at the plant itself, etc. These would be enough for any long term thinker to stop this project.	Effects of the Project on the Marine Environment	<p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>Liquefied natural gas has been shipped safely around the world for more than 50 years. There has never been a recorded incident involving a loss of containment of an LNG carrier at sea. LNG carriers are among the most modern and sophisticated ships in operation. These ships have robust containment systems, double-hull protection and are heavily regulated by international and federal standards.</p> <p>In the unlikely event there is a spill from an LNG carrier, LNG will never mix with water. Instead, it will quickly return to a gas state, and because methane is lighter than air, the gas will dissipate.</p> <p>The Accidents and Malfunctions section (Section 11.0) of the Application assessed the consequence and frequency of effects resulting from credible worst case scenarios for the Project. It showed that potential risks to the public were within the tolerable risk criteria regulated by the BC Oil and Gas Commission (OGC). The OGC will include a review of the quantitative risk assessment for this Project in the permit application review to confirm that the study and results meet the regulated requirements. Additional information on accidents and malfunctions was provided to the EAO on April 29, 2015.</p> <p>All discharges to the marine environment will meet or exceed applicable legislation and guidelines, including the BC Water Quality Criteria (marine and estuarine life), the Canadian Environmental Quality Guidelines (water quality guidelines for the protection of aquatic life – marine), and the Fisheries Act. The seawater cooling system will require a waste discharge permit under section 14 of the <i>Environmental Management Act</i>. Woodfibre LNG Limited is legally required to comply with all requirements as outlined in the permit.</p> <p>The seawater cooling system will be designed to meet BC water quality guidelines. The release temperature of the seawater will be less than 21°C or 10°C above ambient water temperature of Howe</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
					<p>Sound, whichever is less. Near-field simulation modeling shows that, with a release temperature of 10°C greater than the ambient temperature, the total volume of water that would have a temperature greater than 1°C above ambient is 125 m³ (for context, this volume is approximately 5% or 1/20th of an Olympic-size pool). This volume will not increase over time</p> <p>For more information on the effects of the Project on marine water quality please refer to Section 5.10 Marine Water Quality. Additional components of the marine environment that have been assessed include Freshwater Fish and Fish Habitat (Section 5.15), Marine Benthic Habitat (Section 5.16), Forage Fish and Other Fish (Marine) (Section 5.18) and Marine Mammals (Section 5.19). A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>An assessment of the potential effects of the Project on marine mammals is included in Section 5.19 Marine Mammals, and includes an assessment of the effects of noise. The Application concluded that there is the potential to marine mammals to experience short-term behavioural disturbances from construction activity (pile driving) and vessel traffic.</p> <p>Woodfibre LNG Limited will retain a contractor to perform underwater acoustic monitoring for pre, during and post Project construction. The underwater monitoring will collect underwater sound levels and marine mammal presence (e.g., of those species present, their frequency and seasonality). This will contribute further to baseline information for both underwater sound levels and mammal presence in the Project area and in the vicinity of the Project site to monitor potential changes of marine mammals over time.</p> <p>Additional information on the seawater cooling system intake and discharge was provided to the EAO on April 23, 2015. Please also refer to the Seawater Cooling System, Marine Transport and Marine Mammal information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
418(iv)	March 11, 2015	Charlotte Whitney - Whistler, British Columbia	<p>The social impacts to local communities include: a few lower education jobs, a few highly skilled trades - most of which are unlikely to go to Squamish residents, as the BC LNG scene is free to hire foreign workers and are likely to do so. For every resident, this project brings visual pollution in the shape of a new scar on the beautiful landscape of Howe Sound, noise pollution through both the plant and ships, light pollution through both plant activities (flaring and lighting) and tankers, and the resultant impact on tourism, one of BC's largest economic sectors.</p> <p>When you consider that we all rely on ecosystem services for critical needs such as drinking water, clean air, water filtration and arable land, and that this project as well as it's upstream impacts (fracking) makes no sense. Adding in the impacts to tourism as well as local wellbeing, and I am at a</p>	Economic Justification of the Project Effect of the Project on Noise, Light, Human Health	<p>Woodfibre LNG Limited is of the view that the Woodfibre site is the right fit for an LNG facility. It features: zoned industrial, more than 100 years of industrial use, deepwater port, access to established shipping routes, access to FortisBC pipeline, access to BC Hydro transmission grid, and access to labour force.</p> <p>Woodfibre LNG will develop a Local Hiring Strategy, a Local Training Strategy and Local and Regional Procurement Strategy in order to ensure that the local workforce and economy can realize (to the maximum extent possible) the potential economic benefits of the Project. These strategies will ensure that the labour force is well-positioned to seek Project employment based on individual capacities to supply needed skills; maximize employment opportunities for residents in Squamish, Whistler and Metro Vancouver; and ensure that local and regional businesses can access the benefits of increased demand for goods and services from the Project.</p> <p>An independent third party economic impact assessment of the proposed Woodfibre LNG project is included in the Application.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
			loss as to why anyone would support both LNG and specifically WLNG. We need to move forward, not backwards, in an era of accelerating climate change. This means renewable energy sources and strict energy regulations, not this administration's weak and desperate attempts to cling to damaging fossil fuels at all costs.		<p>Accounting and Consulting firm MNP found the following economic benefits of the project (2014 CAD):</p> <p>CONSTRUCTION JOBS</p> <ul style="list-style-type: none">• Create 650+ jobs each year of construction.• Create an additional 1,080+ jobs (indirect* and induced** employment) during the construction phase of the Project. <p>LONG-TERM OPERATION JOBS</p> <ul style="list-style-type: none">• Create 100+ local jobs during operation.• Create an additional 330+ local jobs (indirect* and induced**) during operation. <p>*Indirect impacts arise from changes in activity for suppliers.</p> <p>**Induced impacts arise from shifts in spending on goods and services as a consequence of changes to the payroll of the directly and indirectly affected businesses.</p> <p>The Project's visual effects are expected to be minor given their scale and the historical and current level of human-related disturbance within the Regional Assessment Area.</p> <p>Mitigation measures have been developed to avoid, minimize, restore onsite or offset the potential adverse effects of the Project. Mitigation measures that would be implemented to reduce the visibility of the facility would include the following:</p> <ul style="list-style-type: none">• reducing the level of contrast of buildings by using external surface finishing that has low glare and natural colours• monitoring and maintaining natural screening to ensure minimal visibility of infrastructure• providing additional screening of land-based infrastructure through temporary or permanent plantings where possible and safe to do so <p>For more information, please see Section 7.5 Visual Quality of the Application, which includes an assessment of the potential effects of the Project on the viewscape.</p> <p>Section 5.4 Atmospheric Sound of the Application assesses the potential Project-related effects to sound. The Application concluded there were no significant adverse effects. At a distance of approximately 500 m from the LNG carrier, the sound level is less than 35 dBA, which is equivalent to a soft whisper at 2 m. At a distance of less than 200 m from the LNG carrier, the sound level is less than 40 dBA, which is equivalent to a quiet living room (see Table 5.4-5 of the Application).</p> <p>The assessment of the Project on noise is assessed in Section 5.5 Atmospheric Sound. The Application concluded that there were no Project-related significant adverse residual effects.</p> <p>Section 9.2.2 Human Health Risk Assessment included an assessment of the potential effects on humans by Project-related emissions. The Application concluded that there were no Project-related significant adverse effects.</p> <p>Please also refer to the Sustainable Economy information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
419	March 11, 2015	Mike Bothma - West Vancouver , British Columbia	The area is far to precious to waste on such a project. Fossil fuels are fast becoming a matter of history. It will make much more sense to back up future plans etc for green renewables that will allow for real job creation than to try to suck the last few pennies out of a dying industry.	LNG Industry	<p>Thank you for the comment.</p> <p>Natural gas is the cleanest burning fossil fuel and has been identified as the best and most reliable way to help transition away from high-emission fuels such as oil and coal. This is particularly true in energy-hungry Asian markets, where Woodfibre LNG Limited plans to sell its product. In fact, replacing just one 500 Megawatt coal-fired power plant with natural gas fueled power generation for one year equates</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
					to taking 557,000 cars off the roads over the same time period ⁵ .	

⁵ Centre for Liquefied Natural Gas. http://www.lngfacts.org/resources/CLNG-PACE_Study_one-pager.pdf.

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
420	March 11, 2015	Personal Information Withheld - Whistler, British Columbia	NO LNG!!!! NO LNG!!!! NLNG!!!! Can you hear me now?	LNG Industry	Thank you for the comment.	
421	March 11, 2015	Erin Early - Squamish, British Columbia	Squamish is a booming recreational Mecca. LNG will wreck that! It will devalue the whole sea to sky! There is no jobs for locals , just pollution and tankers. It will kill our marine life which just came back. It is the worst idea I have ever heard of! We have so much wind and sun. Green energy is the way of the future. Fracking for LNG is going to pollute drinking water which will haunt us in the future! Bad Idea!	LNG Project	<p>Thank you for your comments.</p> <p>The goal of Woodfibre LNG Limited is to develop a project that provides sustained economic growth while continuing to support the work that has been done to improve Howe Sound.</p> <p>An independent third party economic impact assessment of the proposed Woodfibre LNG project is included in the Application. Accounting and Consulting firm MNP found the following economic benefits of the Project (2014 CAD):</p> <p>CONSTRUCTION JOBS</p> <ul style="list-style-type: none">• Create 650+ jobs each year of construction.• Create an additional 1,080+ jobs (indirect* and induced** employment) during the construction phase of the Project. <p>LONG-TERM OPERATION JOBS</p> <ul style="list-style-type: none">• Create 100+ local jobs during operation.• Create an additional 330+ local jobs (indirect* and induced**) during operation. <p>*Indirect impacts arise from changes in activity for suppliers.</p> <p>**Induced impacts arise from shifts in spending on goods and services as a consequence of changes to the payroll of the directly and indirectly affected businesses.</p> <p>For more information, please refer to Section 2.6 Project Benefits of the Application. Additional benefits from the Project are described in greater detail in Section 6.2 Labour Market, Section 6.3 Sustainable Economy and Section 7.2 Infrastructure and Community Services.</p> <p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>All discharges to the marine environment will meet or exceed applicable legislation and guidelines, including the BC Water Quality Criteria (marine and estuarine life), the Canadian Environmental Quality Guidelines (water quality guidelines for the protection of aquatic life – marine), and the Fisheries Act. The seawater cooling system will require a waste discharge permit under section 14 of the <i>Environmental Management Act</i>. Woodfibre LNG Limited is legally required to comply with all requirements as outlined in the permit.</p> <p>For more information on the effects of the Project on marine water quality please refer to Section 5.10 Marine Water Quality. Additional components of the marine environment that have been assessed include Freshwater Fish and Fish Habitat (Section 5.15), Marine Benthic Habitat (Section 5.16), Forage Fish and Other Fish (Marine) (Section 5.18) and Marine Mammals (Section 5.19). A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
					<p>environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>The Accidents and Malfunctions section (Section 11.0) of the Application assessed the consequence and frequency of effects resulting from credible worst case scenarios for the Project. It showed that potential risks to the public were within the tolerable risk criteria regulated by the BC Oil and Gas Commission (OGC). The OGC will include a review of the quantitative risk assessment for this Project in the permit application review to confirm that the study and results meet the regulated requirements. Additional information on accidents and malfunctions was provided to the EAO on April 29, 2015. Woodfibre LNG acknowledges the expressed concern regarding hydraulic fracturing. Hydraulic fracturing activities are outside the EA scope of the Project.</p> <p>Woodfibre LNG Limited is not engaged in oil or gas extraction or production activities. The gas delivered to the Project site will be supplied to the Project from western Canadian market hubs through an expansion of the existing gas transmission system by Fortis BC, and is the same gas that is supplied to Squamish, Metro Vancouver, Whistler, the Sunshine Coast and Vancouver Island through the Fortis BC pipeline system.</p> <p>Like other customers along the pipeline route, Woodfibre LNG will buy its feed gas from third party suppliers, potentially including aggregators. This natural gas will be delivered in a co-mingled stream through the Fortis BC pipeline to the site.</p> <p>Natural gas liquefied in the Woodfibre LNG facilities will be produced and processed primarily in the northeastern region of BC, but may also originate from other wells connected to the Western Canadian Gas Transmission System. The OGC regulates these extraction activities under the Oil & Gas Activities Act and related regulations.</p> <p>Additional information on the seawater cooling system intake and discharge was provided to the EAO on April 23, 2015. Please also refer to the Seawater Cooling System Marine Transport and Public Safety information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
422	March 11, 2015	Personal Information Withheld - Squamish, British Columbia	<p>STOP. SAY NO to LNG in Squamish. We live and LOVE our Clean AIR . WATER also the return of ocean species that are SHOWING their support BY SHOWING UP.</p> <p>SAY NO TO LNG at WOODFIBER.</p> <p>It is our turn to protect like past LEADERS, to continue enjoying the beauty of nature.</p> <p>Our time. NO LNG in Squmsh...</p>	LNG Project	<p>Thank you for your comment.</p> <p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
423	March 11, 2015	Personal Information Withheld - Bowen Island, British Columbia	Hello, I am writing to you to voice my extreme concern about the developement of the Woodfibre LNG Project. I wholeheartedly oppose this development! The transportation to and from the plant of product and the production process put our natural environment and the health of the BC people at too great a risk! Any accident along the way would destroy all the reasons why we live in Beautiful BC.	LNG Project Marine Transport Safety	<p>Thank you for your comment.</p> <p>At Woodfibre LNG, safety is the number one priority.</p> <p>Woodfibre LNG will be designed for the safe and efficient handling of liquefied natural gas, both on land and on water. This includes standards set out in the BC Oil and Gas Activities Act and the associated Liquefied Natural Gas Facility Regulation, national and BC building codes, as well as national and international standards, guidelines and codes of practice where there are no applicable codes for BC.</p> <p>Liquefied natural gas has been shipped safely around the world for more than 50 years. There has never been a recorded incident involving a loss of containment of an LNG carrier at sea. LNG carriers are among the most modern and sophisticated ships in operation. These ships have robust containment systems, double-hull protection and are heavily regulated by international and federal standards.</p> <p>In the unlikely event there is a spill from an LNG carrier, LNG will never mix with water. Instead, it will quickly return to a gas state, and because methane is lighter than air, the gas will rise and dissipate into the air.</p> <p>The Accidents and Malfunctions section (Section 11.0) of the Application assessed the consequence and frequency of effects resulting from credible worst case scenarios for the Project. It showed that potential risks to the public were within the tolerable risk criteria regulated by the BC Oil and Gas Commission (OGC). The OGC will include a review of the quantitative risk assessment for this Project in the permit application review to confirm that the study and results meet the regulated requirements. Additional information on accidents and malfunctions was provided to the EAO on April 29, 2015. Please also refer to Public Safety and Marine Transport information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
424	March 11, 2015	Personal Information Withheld - Furry Creek, British Columbia	We live in the community of Oliver's Landing at Furry Creek in the Howe Sound. We are very much opposed to the proposed LNG plant at Woodfiber. After all the money that was spent in recent years to clean up Britannia Mine waters it's unbelievable the government would even entertain the idea of an LNG plant. Politicians should listen to the constituents! We don't want the plant!	LNG Project	<p>Thank you for your comment.</p> <p>The goal of Woodfibre LNG Limited is to develop a project that provides sustained economic growth while continuing to support the work that has been done to improve Howe Sound.</p> <p>The Woodfibre site has been used for industrial purposes for 100 years and continues to be zoned for this use. Woodfibre LNG's purchase of the property was contingent on its former owner, Western Forest Products (WFP), obtaining a Certificate of Compliance (COC) from the BC Ministry of Environment (MOE). On December 22, 2014, the MOE issued two COCs for the Woodfibre property. The COCs confirm that WFP has cleaned up the site to acceptable contaminant levels and existing site contamination does not pose an ecological or human health risk. These COCs include conditions related to monitoring and management of residual contamination, and reporting requirements that must be undertaken by a BC MOE Approved Professional.</p> <p>Woodfibre LNG Limited intends to perform additional remediation and restoration in the Project area. Plans for additional remediation include the removal of approximately 3,000 existing creosote-coated piles from the waterfront in the Project area and the creation of a Green Zone around Mill Creek. This work will be carried out in partnership with the local groups, where suitable, so that local conservation and restoration targets can be met (please refer to Section 2.6.7 Ecological Benefits of the Application).</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that there were no Project-related significant adverse residual effects to the environment.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
425	March 11, 2015	Personal Information Withheld - Bowen Island, British Columbia	This is my home!!! Not just another part of Earth to use and abuse, my and my family's health is at risk!	Health	<p>Thank you for your comment.</p> <p>The goal of Woodfibre LNG Limited is to develop a project that provides sustained economic growth while continuing to support the work that has been done to improve Howe Sound.</p> <p>Woodfibre LNG's purchase of the property was contingent on its former owner, Western Forest Products (WFP), obtaining a Certificate of Compliance (COC) from the BC Ministry of Environment (MOE). On December 22, 2014, the MOE issued two COCs for the Woodfibre property. The COCs confirm that WFP has cleaned up the site to acceptable contaminant levels and existing site contamination does not pose an ecological or human health risk. These COCs include conditions related to monitoring and management of residual contamination, and reporting requirements that must be undertaken by a BC MOE Approved Professional.</p> <p>Woodfibre LNG Limited intends to perform additional remediation and restoration in the Project area, including the removal of approximately 3,000 existing creosote-coated piles from the waterfront in the Project area and the creation of a Green Zone around Mill Creek. (Please refer to Section 2.6.7 Ecological Benefits of the Application).</p> <p>Woodfibre LNG will be designed for the safe and efficient handling of liquefied natural gas, both on land and on water. This includes standards set out in the BC Oil and Gas Activities Act and the associated Liquefied Natural Gas Facility Regulation, national and BC building codes, as well as national and international standards, guidelines and codes of practice where there are no applicable codes for BC.</p> <p>The Accidents and Malfunctions section (Section 11.0) of the Application assessed the consequence and frequency of effects resulting from credible worst case scenarios for the Project. It showed that potential risks to the public were within the tolerable risk criteria regulated by the BC Oil and Gas Commission (OGC). The OGC will include a review of the quantitative risk assessment for this Project in the permit application review to confirm that the study and results meet the regulated requirements. Additional information on accidents and malfunctions was provided to the EAO on April 29, 2015. Section 9.2.2 Human Health Risk Assessment included an assessment of the potential effects on humans by Project-related emissions. The Application concluded that there were no Project-related significant adverse effects.</p>	
426	March 11, 2015	Darcy Kaltio - Sechelt, British Columbia	I absolutely oppose the construction of a Woodfibre LNG Plant in Howe Sound. This area is incredibly beautiful and is drawing tourism and families in increasing numbers. I want British Columbia to invest in developing innovative and alternative energy sources. I'm disheartened that our government would support such a risky project that does not reflect the values of British Columbians.	LNG Project	<p>Thank you for the comment.</p> <p>Woodfibre LNG Limited is of the view that the Woodfibre site is the right fit for an LNG facility. It features: zoned industrial, more than 100 years of industrial use, deepwater port, access to established shipping routes, access to FortisBC pipeline, access to BC Hydro transmission grid, and access to labour force.</p> <p>Woodfibre LNG Limited is also of the view that tourism and industry can work together to create responsible economic development in Squamish. BC Ferries and Squamish Terminals have shown how industry can successfully coexist with local tourism and recreation, and Woodfibre LNG Limited is working hard to follow that example.</p> <p>An assessment of the potential effects of the Project on tourism is included in Section 6.2 Labour Market and Section 6.3 Sustainable Economy. The Application concluded that there were no Project-related significant adverse residual effects to the economy.</p> <p>Please also refer to the Sustainable Economy information sheet that has been prepared as part of the Woodfibre LNG Limited response to</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
					public comments.	
427	March 11, 2015	Patrick Holland - Bowen Island, British Columbia	I grew up with Howe Sound as my back yard, I would hate to see it go to waste. We are only just bouncing back from the detriment the Pulp Mills brought, why make this mistake again?? I OPPOSE THE WOODFIBRE LNG PROJECT	LNG Project	<p>Thank you for the comment.</p> <p>The goal of Woodfibre LNG Limited is to develop a project that provides sustained economic growth while continuing to support the work that has been done to improve Howe Sound.</p> <p>The Woodfibre site has been used for industrial purposes for 100 years and continues to be zoned for this use. Woodfibre LNG's purchase of the property was contingent on its former owner, Western Forest Products (WFP), obtaining a Certificate of Compliance (COC) from the BC Ministry of Environment (MOE). On December 22, 2014, the MOE issued two COCs for the Woodfibre property. The COCs confirm that WFP has cleaned up the site to acceptable contaminant levels and existing site contamination does not pose an ecological or human health risk. These COCs include conditions related to monitoring and management of residual contamination, and reporting requirements that must be undertaken by a BC MOE Approved Professional.</p> <p>Woodfibre LNG Limited intends to perform additional remediation and restoration in the Project area. Plans for additional remediation include the removal of approximately 3,000 existing creosote-coated piles from the waterfront in the Project area and the creation of a Green Zone around Mill Creek. This work will be carried out in partnership with the local groups, where suitable, so that local conservation and restoration targets can be met (please refer to Section 2.6.7 Ecological Benefits of the Application).</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that there were no Project-related significant adverse residual effects to the environment.</p>	
428	March 11, 2015	Personal Information Withheld - Squamish, British Columbia	LNG is short term, backwards thinking. It's the old way. Burning anything to make energy is absolutely wrong and has been proven wrong for decades. Please look to the future and put Squamish on the map of forward thinkers. Wind power in downtown Squamish will generate local jobs, local power, and green energy. No one suffers.... Please stop LNG in BC.	LNG Industry	<p>Thank you for the comment.</p> <p>Natural gas is the cleanest burning fossil fuel and has been identified as the best and most reliable way to help transition away from high-emission fuels such as oil and coal. This is particularly true in energy-hungry Asian markets, where Woodfibre LNG Limited plans to sell its product. In fact, replacing just one 500 Megawatt coal-fired power plant with natural gas fueled power generation for one year equates to taking 557,000 cars off the roads over the same time period⁶.</p> <p>Section 5.3 Greenhouse Gas Management of the Application includes an assessment of the potential Project-related effects to greenhouse gases. The influence of Project-related greenhouse gas emissions on climate change was evaluated by assessing whether any measurable change in climate could result from the Project-generated greenhouse gas emissions. The relatively minor increase in global emissions associated with the Project would correspond to a change in climate that is unlikely to be measurable.</p>	

⁶ Centre for Liquefied Natural Gas. http://www.lngfacts.org/resources/CLNG-PACE_Study_one-pager.pdf.

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
429	March 11, 2015	Personal Information Withheld - Bowen Island, British Columbia	To site a plant of this nature with all the possible risks, at the top of the Sound surrounded by people and used for recreation is to me asking for disaster. Not to mention the destruction of habitat and sea water quality. I am totally opposed to Howe Sound being polluted with this plant.	Effects of the Project on the Environment Safety Recreation	<p>At Woodfibre LNG, safety is the number one priority. Woodfibre LNG will be designed for the safe and efficient handling of liquefied natural gas, both on land and on water. This includes standards set out in the BC Oil and Gas Activities Act and the associated Liquefied Natural Gas Facility Regulation, national and BC building codes, as well as national and international standards, guidelines and codes of practice where there are no applicable codes for BC.</p> <p>Liquefied natural gas has been shipped safely around the world for more than 50 years. There has never been a recorded incident involving a loss of containment of an LNG carrier at sea. LNG carriers are among the most modern and sophisticated ships in operation. These ships have robust containment systems, double-hull protection and are heavily regulated by international and federal standards.</p> <p>The Accidents and Malfunctions section (Section 11.0) of the Application assessed the consequence and frequency of effects resulting from credible worst case scenarios for the Project. It showed that potential risks to the public were within the tolerable risk criteria regulated by the BC Oil and Gas Commission (OGC). The OGC will include a review of the quantitative risk assessment for this Project in the permit application review to confirm that the study and results meet the regulated requirements. Additional information on accidents and malfunctions was provided to the EAO on April 29, 2015. Subject to the recommendations of TERMPOL Woodfibre LNG would deploy at least three tugs in an escort pattern, at least one of which will be tethered, to provide a dynamic safety awareness zone for recreational and pleasure craft around the LNG carrier during its transit within Howe Sound. This dynamic safety awareness zone would extend up to 50 meters on either side of the vessel and being dynamic in nature, would be transient with the movement of the LNG carrier. This arrangement of tugs also serves as an emergency provision to address contingencies that may require the vessel to stop or engage in manoeuvres at very short notice.</p> <p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>All discharges to the marine environment will meet or exceed applicable legislation and guidelines, including the BC Water Quality Criteria (marine and estuarine life), the Canadian Environmental Quality Guidelines (water quality guidelines for the protection of aquatic life – marine), and the Fisheries Act. The seawater cooling system will require a waste discharge permit under section 14 of the <i>Environmental Management Act</i>. Woodfibre LNG Limited is legally required to comply with all requirements as outlined in the permit.</p> <p>For more information on the effects of the Project on marine water quality please refer to Section 5.10 Marine Water Quality. Additional components of the marine environment that have been assessed include Freshwater Fish and Fish Habitat (Section 5.15), Marine Benthic Habitat (Section 5.16), Forage Fish and Other Fish (Marine) (Section 5.18) and Marine Mammals (Section 5.19). A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
					<p>Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>Additional information on the seawater cooling system intake and discharge was provided to the EAO on April 23, 2015. Please also refer to the Seawater Cooling System, Marine Transport and Public Safety information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
430	March 11, 2015	Personal Information Withheld - Bowen Island, British Columbia	Due to the potential costs to environment and questionable benefits to the economy, I am against LNG in Howe sound.	Effects of the Project on the Environment Economic Justification of the Project	<p>Thank you for the comment.</p> <p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>An independent third party economic impact assessment of the proposed Woodfibre LNG project is included in the Application. Accounting and Consulting firm MNP found the following economic benefits of the project (2014 CAD):</p> <ul style="list-style-type: none">• \$83.7 MILLION: Estimated in tax revenue for all three levels of government during the construction phase of the Project.• \$86.5 MILLION: Estimated in tax revenue for all three levels of government per year of operation.• \$243.3 MILLION: Estimated to the District of Squamish, Resort Municipality of Whistler, Electoral Area D of Squamish-Lillooet Regional District, Squamish First Nation communities, and Metro Vancouver gross domestic product (GDP) during construction and more than• \$122.8 MILLION in GDP per year during operation. <p>For more information, please refer to Section 2.6 Project Benefits of the Application. Additional benefits from the Project are described in greater detail in Section 6.2 Labour Market, Section 6.3 Sustainable Economy and Section 7.2 Infrastructure and Community Services.</p> <p>Please also refer to the Sustainable Economy information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
431	March 11, 2015	Personal Information Withheld - Wilson Creek, British Columbia	This would be a disgusting step backwards in time. No more big dirty industry in Howe sound!	LNG Project	<p>Thank you for the comment.</p> <p>Woodfibre LNG Limited is of the view that the Woodfibre site is the right fit for an LNG facility. It features: zoned industrial, more than 100 years of industrial use, deepwater port, access to established shipping routes, access to FortisBC pipeline, access to BC Hydro transmission grid, and access to labour force.</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that there were no Project-related significant adverse residual effects to the environment.</p>	
432	March 11, 2015	Personal Information Withheld - Whistler, British Columbia	I am among many others who are against the Woodfibre LNG (liquefied natural gas) terminal. The project is harmful to the environment and there is considerable environmental and human harm resulting from LNG/fracking leading to the necessity for this practice to be banned. The Provincial and Federal government needs to listen to the people about their lack of support for this project and stop trying to force it on us out of the desire for big profits at the cost of our environment and health.	Effects of the Project on the Environment Hydraulic Fracturing	<p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>The Woodfibre site has been used for industrial purposes for 100 years and continues to be zoned for this use. Woodfibre LNG's purchase of the property was contingent on its former owner, Western Forest Products (WFP), obtaining a Certificate of Compliance (COC) from the BC Ministry of Environment (MOE). On December 22, 2014, the MOE issued two COCs for the Woodfibre property. The COCs confirm that WFP has cleaned up the site to acceptable contaminant levels and existing site contamination does not pose an ecological or human health risk. These COCs include conditions related to monitoring and management of residual contamination, and reporting requirements that must be undertaken by a BC MOE Approved Professional.</p> <p>Woodfibre LNG Limited intends to perform additional remediation and restoration in the Project area. Plans for additional remediation include the removal of approximately 3,000 existing creosote-coated piles from the waterfront in the Project area and the creation of a Green Zone around Mill Creek. This work will be carried out in partnership with the local groups, where suitable, so that local conservation and restoration targets can be met (please refer to Section 2.6.7 Ecological Benefits of the Application).</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that there were no Project-related significant adverse residual effects to the environment.</p> <p>Woodfibre LNG acknowledges the expressed concern regarding hydraulic fracturing. Hydraulic fracturing activities are outside the EA scope of the Project.</p> <p>Woodfibre LNG Limited is not engaged in oil or gas extraction or</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
					<p>production activities. The gas delivered to the Project site will be supplied to the Project from western Canadian market hubs through an expansion of the existing gas transmission system by Fortis BC, and is the same gas that is supplied to Squamish, Metro Vancouver, Whistler, the Sunshine Coast and Vancouver Island through the Fortis BC pipeline system.</p> <p>Like other customers along the pipeline route, Woodfibre LNG will buy its feed gas from third party suppliers, potentially including aggregators. This natural gas will be delivered in a co-mingled stream through the Fortis BC pipeline to the site.</p> <p>Natural gas liquefied in the Woodfibre LNG facilities will be produced and processed primarily in the northeastern region of BC, but may also originate from other wells connected to the Western Canadian Gas Transmission System. The Oil & Gas Commission (OGC) regulates these extraction activities under the Oil & Gas Activities Act and related regulations.</p>	
433	March 11, 2015	Personal Information Withheld	<p>I have lived on Howe Sound for fifteen years at Furry Creek.</p> <p>Our waterfront development is full of active residents who daily use the sound.</p> <p>When we first moved here, the sound was in poor shape. The evident strain on the sound caused by industrial abuse was disheartening. Marine life was very limited and the smell from Woodfibre and Britannia mine was so bad at times, we considered moving.</p> <p>Since the Woodfibre mill closed and the Government spent a considerable amount of tax payers money to clean up the Britannia mine copper tailings, the sound has made a monumental reassurance back to a healthy marine environment.</p> <p>As the sound is now a clean marine environment, we regularly see marine life that have returned to the sound. We also have noticed an increase in recreation activity on the sound. Kayakers, stand-up paddlers, boaters, fishermen are all taking advantage of the sound.</p> <p>We can not understand how anyone could not recognize that industry does not work here !</p> <p>Please do not allow any industry other than eco tourism to ruin this delicate, precious fjord again.</p>	Recovery of Howe Sound	<p>Thank you for your comment.</p> <p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>Woodfibre LNG Limited is of the view that the Woodfibre site is the right fit for an LNG facility. It features: zoned industrial, more than 100 years of industrial use, deepwater port, access to established shipping routes, access to FortisBC pipeline, access to BC Hydro transmission grid, and access to labour force.</p> <p>Woodfibre LNG Limited is also of the view that tourism and industry can work together to create responsible economic development in Squamish. BC Ferries and Squamish Terminals have shown how industry can successfully coexist with local tourism and recreation, and Woodfibre LNG Limited is working hard to follow that example.</p> <p>The Application assesses the potential effects of the Project to outdoor recreation in Section 7.4 Land and Resource Use. With the proposed mitigation, it is not likely that there will be significant residual effects to outdoor recreation.</p> <p>All discharges to the marine environment will meet or exceed applicable legislation and guidelines, including the BC Water Quality Criteria (marine and estuarine life), the Canadian Environmental Quality Guidelines (water quality guidelines for the protection of aquatic life – marine), and the Fisheries Act. The seawater cooling system will require a waste discharge permit under section 14 of the <i>Environmental Management Act</i>. Woodfibre LNG Limited is legally required to comply with all requirements as outlined in the permit.</p> <p>For more information on the effects of the Project on marine water quality please refer to Section 5.10 Marine Water Quality. Additional components of the marine environment that have been assessed include Freshwater Fish and Fish Habitat (Section 5.15), Marine Benthic Habitat (Section 5.16), Forage Fish and Other Fish (Marine) (Section 5.18) and Marine Mammals (Section 5.19). A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
					<p>include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>An assessment of the potential effects of the Project on marine mammals is included in Section 5.19 Marine Mammals, and includes an assessment of the effects of noise. The Application concluded that there is the potential to marine mammals to experience behavioural disturbances from construction activity (pile driving) and vessel traffic.</p> <p>Woodfibre LNG Limited will retain a contractor to perform underwater acoustic monitoring for pre, during and post Project construction. The underwater monitoring will collect underwater sound levels and marine mammal presence (e.g., of those species present, their frequency and seasonality). This will contribute further to baseline information for both underwater sound levels and mammal presence in the Project area and in the vicinity of the Project site to monitor potential changes of marine mammals over time.</p> <p>Additional information on the seawater cooling system intake and discharge was provided to the EAO on April 23, 2015. Please also refer to the Seawater Cooling System, Marine Mammals and Marine Recreation information sheet that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
434	March 11, 2015	Dee McHugh - Squamish, British Columbia	I LIVE IN SQUAMISH, BC LOCAL RESIDENT. I AM AGAINST THIS LNG PLANT IN HOWE SOUND. WITH THE EARTH IN DESTRUCTION, ADDING MORE STRESS ON THIS PLANET, ALL LIVING THINGS. HOWE SOUND IS COMING BACK TO LIFE WITH THE RETURN OF THE FISH, MAMAMALS. THIS IS TELLING US, MOTHER NATURE IS TRYING TO RECOVER FROM ALL THE MAN MADE POLLUTION TO HER WATER, LAND AND ANIMALS.	LNG Project	<p>Thank you for the comment.</p> <p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p>	
435	March 11, 2015	Personal Information Withheld - Roberts Creek, British Columbia	I believe Christie Clark is mentally ill, If she thinks that our environment does not matter and that she can do what she wishes. I think there is a lot of mental illness going on with the people that run this country. Try some common sense!	EA Process	<p>Thank you for the comment.</p> <p>The Project has been assessed according to the methodology of both the BC <i>Environmental Assessment Act</i> and <i>Canadian Environmental Assessment Act (2012)</i>. Section 4.0 Environmental Assessment Methods of the Application describes the assessment process.</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that there were no Project-</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
					related significant adverse residual effects to the environment.	
436	March 11, 2015	Personal Information Withheld - Gibsons, British Columbia	I live in Gibsons and I oppose Woodfiber LNG proposal project fully and completely. It is my goal to raise my family here and having this proposal go through would make me concerned to do so.	LNG Project	<p>Thank you for the comment.</p> <p>The goal of Woodfibre LNG Limited is to develop a project that provides sustained economic growth while continuing to support the work that has been done to improve Howe Sound.</p> <p>The Woodfibre site has been used for industrial purposes for 100 years and continues to be zoned for this use. Woodfibre LNG's purchase of the property was contingent on its former owner, Western Forest Products (WFP), obtaining a Certificate of Compliance (COC) from the BC Ministry of Environment (MOE). On December 22, 2014, the MOE issued two COCs for the Woodfibre property. The COCs confirm that WFP has cleaned up the site to acceptable contaminant levels and existing site contamination does not pose an ecological or human health risk. These COCs include conditions related to monitoring and management of residual contamination, and reporting requirements that must be undertaken by a BC MOE Approved Professional.</p> <p>Woodfibre LNG Limited intends to perform additional remediation and restoration in the Project area. Plans for additional remediation include the removal of approximately 3,000 existing creosote-coated piles from the waterfront in the Project area and the creation of a Green Zone around Mill Creek. This work will be carried out in partnership with the local groups, where suitable, so that local conservation and restoration targets can be met (please refer to Section 2.6.7 Ecological Benefits of the Application).</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that there were no Project-related significant adverse residual effects to the environment.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
437	March 11, 2015	Personal Information Withheld - West Vancouver, British Columbia	I absolutely oppose any Woodfiber LNG Project in Howe Sound... this has got to stop, we are totally running out of time to act on preventing the destruction of our life giving planet. PLEASE put the future of everything we love , need and appreciate about life on earth before the greed of a few.	LNG Project	<p>Thank you for the comment.</p> <p>The goal of Woodfibre LNG Limited is to develop a project that provides sustained economic growth while continuing to support the work that has been done to improve Howe Sound.</p> <p>The Woodfibre site has been used for industrial purposes for 100 years and continues to be zoned for this use. Woodfibre LNG's purchase of the property was contingent on its former owner, Western Forest Products (WFP), obtaining a Certificate of Compliance (COC) from the BC Ministry of Environment (MOE). On December 22, 2014, the MOE issued two COCs for the Woodfibre property. The COCs confirm that WFP has cleaned up the site to acceptable contaminant levels and existing site contamination does not pose an ecological or human health risk. These COCs include conditions related to monitoring and management of residual contamination, and reporting requirements that must be undertaken by a BC MOE Approved Professional.</p> <p>Woodfibre LNG Limited intends to perform additional remediation and restoration in the Project area. Plans for additional remediation include the removal of approximately 3,000 existing creosote-coated piles from the waterfront in the Project area and the creation of a Green Zone around Mill Creek. This work will be carried out in partnership with the local groups, where suitable, so that local conservation and restoration targets can be met (please refer to Section 2.6.7 Ecological Benefits of the Application).</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that there were no Project-related significant adverse residual effects to the environment.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
438	March 11, 2015	Personal Information Withheld - Garibaldi Highlands, British Columbia	Howe Sound is barely recovering from many years of pollution. In March 2014, Squamish residents were blessed with Orcas & Pacific White-sided dolphins feeding in the fjord's waters. Why do you want to stop nature from living happily alongside humans? Orcas had not come up the sound so far in over a half a century. Shall the sound be polluted again so soon?		<p>Thank you for the comment.</p> <p>The goal of Woodfibre LNG Limited is to develop a project that provides sustained economic growth while continuing to support the work that has been done to improve Howe Sound.</p> <p>The Woodfibre site has been used for industrial purposes for 100 years and continues to be zoned for this use. Woodfibre LNG's purchase of the property was contingent on its former owner, Western Forest Products (WFP), obtaining a Certificate of Compliance (COC) from the BC Ministry of Environment (MOE). On December 22, 2014, the MOE issued two COCs for the Woodfibre property. The COCs confirm that WFP has cleaned up the site to acceptable contaminant levels and existing site contamination does not pose an ecological or human health risk. These COCs include conditions related to monitoring and management of residual contamination, and reporting requirements that must be undertaken by a BC MOE Approved Professional.</p> <p>Woodfibre LNG Limited intends to perform additional remediation and restoration in the Project area. Plans for additional remediation include the removal of approximately 3,000 existing creosote-coated piles from the waterfront in the Project area and the creation of a Green Zone around Mill Creek. This work will be carried out in partnership with the local groups, where suitable, so that local conservation and restoration targets can be met (please refer to Section 2.6.7 Ecological Benefits of the Application).</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>An assessment of the potential effects of the Project on marine mammals is included in Section 5.19 Marine Mammals, and includes an assessment of the effects of noise. The assessment indicated that noise from pile driving and vessel traffic may cause a short-term change in behaviour of marine mammals due to underwater noise during construction.</p> <p>Woodfibre LNG Limited will retain a contractor to perform underwater acoustic monitoring for pre, during and post project construction. The underwater monitoring will collect underwater sound levels and marine mammal presence (e.g., of those species present, their frequency and seasonality). This will contribute further to baseline information for both underwater sound levels and mammal presence in the project area and in the vicinity of the Project Site to monitor potential changes of marine mammals over time.</p> <p>Please also refer to the Marine Mammals information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
439	March 11, 2015	Ash Conrad - Whistler, British Columbia	Please develop our British Columbia Econ to be as tourism not energy, I repeat not energy. We do not want anything to do with any energy produced anywhere.	Tourism	<p>Thank you for the comment.</p> <p>Woodfibre LNG Limited is of the view that the Woodfibre site is the right fit for an LNG facility. It features: zoned industrial, more than 100 years of industrial use, deepwater port, access to established shipping routes, access to FortisBC pipeline, access to BC Hydro transmission grid, and access to labour force.</p> <p>Woodfibre LNG Limited is also of the view that tourism and industry can work together to create responsible economic development in Squamish. BC Ferries and Squamish Terminals have shown how industry can successfully coexist with local tourism and recreation, and Woodfibre LNG Limited is working hard to follow that example.</p> <p>An assessment of the potential effects of the Project on tourism is included in Section 6.2 Labour Market and Section 6.3 Sustainable Economy. The Application concluded that there were no Project-related significant adverse residual effects to the economy.</p> <p>The Application assesses the potential effects of the Project to outdoor recreation in Section 7.4 Land and Resource Use. With the proposed mitigation, it is not likely that there will be significant residual effects to outdoor recreation.</p> <p>Please also refer to the Sustainable Economy information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
440	March 11, 2015	Personal Information Withheld - Coquitlam, British Columbia	<p>I am a kayaker and boater and I have much time in Howe Sound recently, working to enhance tourism and recreational opportunities and making the Sea to Sky marine trail a reality.</p> <p>As explained to me, the gas that is sent by pipeline to the proposed Woodfibre plant is first compressed to liquid state and then stored for later transfer to bulk LNG carrier ships for export. It is this storage method that most concerns me.</p> <p>Rather than being stored in tanks on land, I understand that it is more cost-effective for the operator to buy or lease one or more used LNG container ships and permanently moor these ships to the dock at the site. These ships will presumably never move, but will nonetheless be in other respects ocean-going ships. This strongly suggests that, like all vessels, they will need to be maintained including the application of anti-fouling coatings on the hulls.</p> <p>Deep sea industrial anti-fouling paint has long been recognized as a significant environmental toxin. While these coatings are on all large vessels in our harbours (but not on small vessels because the products used are prohibited by government regulation for environmental reasons) each of those transient vessels is present for only a brief time. By contrast, the Woodfibre storage vessels will be moored 24 x 7 x 365, releasing toxins to some extent all of the time into waters that are desperately shaking off the burden of a century of heavy chemical pollution.</p> <p>What measures will be taken to monitor and if necessary mitigate the effects of these massive hulls that will be permanently moored here?</p>		<p>Woodfibre LNG Limited will use two existing LNG carriers as the floating storage and offloading unit (FSO). The FSO will store and offloaded the LNG to sea-going LNG carriers for export. The advantage of using LNG carriers for storage is that they are designed to withstand the harshest oceanic environments, including some of the most demanding like the North Atlantic and North Sea. Additionally, the cargo tanks of LNG carriers are designed to very high load requirements because they need to withstand the stresses of internal LNG motion during sailing in any weather condition, not once but over and over again for the vessels lifetime. By placing these vessels in a standstill condition and in an environment such as Howe Sound, where LNG motion will also be minimal, they are more than capable of remaining there safely for long periods of time. In addition, floating storage is isolated to the effects of earthquakes, an important design aspect to consider when building in the west coast of Canada.</p> <p>All LNG ships are designed and built under the most stringent international requirements and under the watchful eye of Classification Societies (like the America Bureau of Shipping (ABS) or Lloyd's Register) that approve the designs and supervise the construction of any ship intended to sail in international waters. Classification societies also have stringent inspection regimes during the ships lifetime that all ships have to comply with in order to be allowed to sail.</p> <p>The ships intended for use as the FSO were built and maintained under the regimes of ABS, and they will also approve any new designs and supervise the conversion of these two ships to ensure that they are fit for the use intended. A maintenance program will also be put in place to ensure the safety of the cargo tanks and the integrity of the hull is maintained throughout the FSO's lifetime. The vessels will be converted in such a way that they are certified to remain on side permanently; therefore all inspections and maintenance will be carried out on site. This is not a new concept and has been applied in the offshore industry for a long time.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
			<p>How will these vessels be maintained and where? Will they be moved from time to time to allow the seabed underneath them to receive normal sunlight? If a vessel should break free from its moorings, can it be navigated with and without tug assistance? What time delay will be experienced if a tug is required to secure a storage vessel?</p> <p>Overall, I strongly suggest that these vessels will be both a hazard and an eyesore in the Sound. Dry land storage would be a much better solution, although perhaps more costly in the short run.</p>		<p>Most antifouling paints rely on the movement of water along the hull in order to release the antifouling agent, and are intended to avoid the growth of fouling organisms that increase water drag along the hull and increase fuel consumption by the vessel. Antifouling agents additionally reduce the risk of transferring organisms between marine ecosystems. Because these considerations do not apply to the FSO, Woodfibre LNG Limited is currently investigating alternate solutions that are suited for its intended use and for the Howe Sound environment.</p> <p>The two ships will be permanently joined together so they become a single hull, and the FSO will use a permanent mooring that will not allow the vessel to detach even in the most severe weather conditions. However, in the very unlikely scenario that the floating storage detaches (e.g., during a seismic event), it would be guided out of danger by tugboats to a safe location.</p>	
441	March 11, 2015	Maureen Witney - Bowen Island, British Columbia	<p>We are just beginning to see Howe Sound come back to life after contamination of Britannia Mines. Please do not allow us to repeat an industrial project that we truly know will damage the Sound. Changing the temperature and contents of the very sea water upon which the health of the Sound exists is unconscionable, greedy and short sighted.</p>	Recovery of Howe Sound	<p>Thank you for your comment.</p> <p>The goal of Woodfibre LNG Limited is to develop a project that provides sustained economic growth while continuing to support the work that has been done to improve Howe Sound.</p> <p>The Woodfibre site has been used for industrial purposes for 100 years and continues to be zoned for this use. Woodfibre LNG's purchase of the property was contingent on its former owner, Western Forest Products (WFP), obtaining a Certificate of Compliance (COC) from the BC Ministry of Environment (MOE). On December 22, 2014, the MOE issued two COCs for the Woodfibre property. The COCs confirm that WFP has cleaned up the site to acceptable contaminant levels and existing site contamination does not pose an ecological or human health risk. These COCs include conditions related to monitoring and management of residual contamination, and reporting requirements that must be undertaken by a BC MOE Approved Professional.</p> <p>Woodfibre LNG Limited intends to perform additional remediation and restoration in the Project area. Plans for additional remediation include the removal of approximately 3,000 existing creosote-coated piles from the waterfront in the Project area and the creation of a Green Zone around Mill Creek. This work will be carried out in partnership with the local groups, where suitable, so that local conservation and restoration targets can be met (please refer to Section 2.6.7 Ecological Benefits of the Application).</p> <p>All discharges to the marine environment will meet or exceed applicable legislation and guidelines, including the BC Water Quality Criteria (marine and estuarine life), the Canadian Environmental Quality Guidelines (water quality guidelines for the protection of aquatic life – marine), and the Fisheries Act. The seawater cooling system will require a waste discharge permit under section 14 of the <i>Environmental Management Act</i>. Woodfibre LNG Limited is legally required to comply with all requirements as outlined in the permit.</p> <p>For more information on the effects of the Project on marine water quality please refer to Section 5.10 Marine Water Quality. Additional components of the marine environment that have been assessed include Freshwater Fish and Fish Habitat (Section 5.15), Marine Benthic Habitat (Section 5.16), Forage Fish and Other Fish (Marine) (Section 5.18) and Marine Mammals (Section 5.19). A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
					<p>Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>Additional information on the seawater cooling system intake and discharge was provided to the EAO on April 23, 2015. Please also refer to the Seawater Cooling System information sheet that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
442	March 11, 2015	Personal Information Withheld - Vancouver, British Columbia	<p>If we can not control the land transport of crude oil, how is this to be safe at sea ?</p> <ul style="list-style-type: none">growing up seeing millions of animals perish as tankers spills blackened the entire ocean line for years to come in Europe (Baltic and Northern see) - I ask how many cost-lines are left that are natural and rich in animal resources ! <p>as Canadians we sing we stand on gard for thee.....this includes nature</p> <p>we have a obligation for this land and generations to come to not repeat mistakes other nations have. Technically we are not in a place to safely transport oil- we need to look at successful alternatives to have fuel for transportation and invest our time and efforts where we are GREEN in our choices.</p> <p>Only when you notice you can not eat money or oil , when all food is perished from pollution will we learnI hope not !</p>		<p>Thank you for your comment.</p> <p>At Woodfibre LNG, safety is the number one priority.</p> <p>Woodfibre LNG will be designed for the safe and efficient handling of liquefied natural gas, both on land and on water. This includes standards set out in the BC Oil and Gas Activities Act and the associated Liquefied Natural Gas Facility Regulation, national and BC building codes, as well as national and international standards, guidelines and codes of practice where there are no applicable codes for BC.</p> <p>Liquefied natural gas has been shipped safely around the world for more than 50 years. There has never been a recorded incident involving a loss of containment of an LNG carrier at sea. LNG carriers are among the most modern and sophisticated ships in operation. These ships have robust containment systems, double-hull protection and are heavily regulated by international and federal standards.</p> <p>In the unlikely event there is a spill from an LNG carrier, LNG will never mix with water. Instead, it will quickly return to a gas state, and because methane is lighter than air, the gas will rise and dissipate into the air.</p> <p>The Accidents and Malfunctions section (Section 11.0) of the Application assessed the consequence and frequency of effects resulting from credible worst case scenarios for the Project. It showed that potential risks to the public were within the tolerable risk criteria regulated by the BC Oil and Gas Commission (OGC). The OGC will include a review of the quantitative risk assessment for this Project in the permit application review to confirm that the study and results meet the regulated requirements. Additional information on accidents and malfunctions was provided to the EAO on April 29, 2015.</p> <p>Please also refer to Public Safety and Marine Transport information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
443	March 11, 2015	Roger Camp - Roberts Creek, British Columbia	HAVE A LOOK AT HOW WELL HOWE SOUND HAS RETURNED TO WHAT IT WAS ONCE!! HERRING,SALMON,DOLPHINS AND WHALES HAVE COMEBACK, SO CLOSE TO METRO VANCOUVER THINK ECO TOURS UTILIZING THE NATURAL BEAUTY INSTEAD OF TANKERS RUINING THE SETTING SO SPECTACULAR!!! REPRESENT WHO YOU WERE VOTED IN TO REPRESENT, NOT BIG CORPORATIONS!!!!	Tourism	<p>Thank you for the comment.</p> <p>The goal of Woodfibre LNG Limited is to develop a project that provides sustained economic growth while continuing to support the work that has been done to improve Howe Sound.</p> <p>Woodfibre LNG Limited is of the view that the Woodfibre site is the right fit for an LNG facility. It features: zoned industrial, more than 100 years of industrial use, deepwater port, access to established shipping routes, access to FortisBC pipeline, access to BC Hydro transmission grid, and access to labour force.</p> <p>Woodfibre LNG Limited is also of the view that tourism and industry can work together to create responsible economic development in Squamish. BC Ferries and Squamish Terminals have shown how industry can successfully coexist with local tourism and recreation, and Woodfibre LNG Limited is working hard to follow that example.</p> <p>An assessment of the potential effects of the Project on tourism is included in Section 6.2 Labour Market and Section 6.3 Sustainable Economy. The Application concluded that there were no Project-related significant adverse residual effects to the economy.</p> <p>An assessment of the potential effects of the Project on marine mammals is included in Section 5.19 Marine Mammals, and includes an assessment of the effects of noise. The assessment indicated that noise from pile driving and vessel traffic may cause a short-term change in behaviour of marine mammals due to underwater noise during construction.</p> <p>Woodfibre LNG Limited will retain a contractor to perform underwater acoustic monitoring for pre, during and post project construction. The underwater monitoring will collect underwater sound levels and marine mammal presence (e.g., of those species present, their frequency and seasonality). This will contribute further to baseline information for both underwater sound levels and mammal presence in the project area and in the vicinity of the Project Site to monitor potential changes of marine mammals over time.</p> <p>Please also refer to the Sustainable Economy and Marine Mammals information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
444	March 11, 2015	John Fry - Bowen Island, British Columbia	Yet another resource project that threatens the BC coast. It's the "what if something goes wrong" question that's at the centre of my interest. Not a far out question. Let history speak to us about these things. There is no effective "anything" in place to restore the environment after the damage. Who is truly going to be accountable and who really pays for the damage? Given that the public and the environment always pay the most, I'm dead set against this project. It's far too early to proceed.	Safety Liability	<p>Thank you for your comment.</p> <p>At Woodfibre LNG, safety is the number one priority.</p> <p>Woodfibre LNG will be designed for the safe and efficient handling of liquefied natural gas, both on land and on water. This includes standards set out in the BC Oil and Gas Activities Act and the associated Liquefied Natural Gas Facility Regulation, national and BC building codes, as well as national and international standards, guidelines and codes of practice where there are no applicable codes for BC.</p> <p>Liquefied natural gas has been shipped safely around the world for more than 50 years. There has never been a recorded incident involving a loss of containment of an LNG carrier at sea. LNG carriers are among the most modern and sophisticated ships in operation. These ships have robust containment systems, double-hull protection and are heavily regulated by international and federal standards.</p> <p>In the unlikely event there is a spill from an LNG carrier, LNG will never mix with water. Instead, it will quickly return to a gas state, and because methane is lighter than air, the gas will rise and dissipate into the air.</p> <p>The Accidents and Malfunctions section (Section 11.0) of the Application assessed the consequence and frequency of effects resulting from credible worst case scenarios for the Project. It showed that potential risks to the public were within the tolerable risk criteria regulated by the BC Oil and Gas Commission (OGC). The OGC will include a review of the quantitative risk assessment for this Project in the permit application review to confirm that the study and results meet the regulated requirements. Additional information on accidents and malfunctions was provided to the EAO on April 29, 2015.</p> <p>Every vessel that is employed for Woodfibre LNG Limited will carry compulsory insurance for \$1 billion under the Civil Liability Convention (CLC) for oil pollution.</p> <p>In the event of a pollution event, and after all reasonable steps have been taken to recover payment of compensation from the owner of the ship or if the owner of the ship is not liable by reason of any of the defenses described in subsection 77(3), Article III of the Civil Liability Convention or Article 3 of the Bunkers Convention, and neither the International Fund or the Supplementary Fund are liable or in the event the claim exceeds the owners maximum liability under the CLC Convention the liability will be covered by the Canadian Ship-source Oil Pollution Fund.</p> <p>Every vessel destined to a Canadian Port will hold a valid contractual arrangement with the Western Canada Marine Response Corporation under the Canada Shipping Act 2001 Part I – Pollution Prevention and Response.</p> <p>Please also refer to Public Safety and Marine Transport information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
445	March 11, 2015	Danielle Parent - Bowen Island, British Columbia	<p>Re: Proposed Woodfibre LNG Project ("WFLNG")</p> <p>I am a resident of Bowen Island and have a number of concerns and questions with regard to the above project.</p> <p>My concerns are:</p> <p>The effect of air, light, sound and water pollution</p>	LNG Project	<p>Thank you for the comment. For a response to this comment, please refer to the "Woodfibre LNG Limited May 2015 Memo to Frequently Asked Questions", comment # 1, 25, 27, 33, 35, 38 and 47.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
			<p>from WFLNG on the marine life in Howe Sound. Howe Sound has finally been coming back to life after years as being used as a dumping ground for the various industries around the Sound. The introduction of the WFLNG plant will destroy much of the marine life. Other jurisdictions have banned this type of cooling process because of its deleterious effects; why would we allow the use of this process in such a sensitive area?</p> <p>The use of a seawater cooling system that will require millions of gallons of water to be chlorinated and heated by 10 C, and the potential to turn the northern part of Howe Sound into a marine desert as a result.</p> <p>The potential for an accident or collision with a tanker. However miniscule the chances of such an accident, any resulting explosion will be catastrophic to the human population in this area.</p> <p>My questions are:</p> <p>With respect to the heating and chlorination of sea water, what will WFLNG do to apply best practices to cool and de-chlorinate this water when returning it to the ocean to minimize the environmental damage? What alternative approaches to cooling have been considered and discarded by WFLNG, and why?</p> <p>What experience does this company, Woodfibre LNG, have with building and operating an LNG plant?</p> <p>When will WFLNG complete the TERMPOL review, the Minister of Transportation's recommendations on LNG shipping for Howe Sound? If after the EA review, this is unacceptable and this must form part of the review prior to the issuance of any EA certificate.</p> <p>The scope of the assessment for this project, according to sections 11 and 13, is to consider "the potential adverse environmental, economic, social, heritage and health effects of the proposed Project, including cumulative effects and practical means to avoid, minimize or otherwise manage any such potential adverse effects."</p> <p>In my opinion, an analysis of the information to date requires a recommendation of non-approval to the Minister. I ask the EAO to uphold the clear mandate it is given under the Environmental Assessment Act and to recommend rejection of this project. The "potential adverse effects" are of such significance that mitigation measures are not the answer. Outright rejection is the only answer. Furthermore, as this review is being done as a substitute process for any Canadian environmental assessment, the clear language in section 5 of the Canadian Environmental Assessment Act requires consideration of fish and fish habitat, aquatic species and migratory birds, all of which will suffer serious negative effects if this project is allowed to</p>			

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
			proceed.			

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
446	March 11, 2015	Personal Information Withheld - Bowen Island, British Columbia	My family lives in a seaside cottage on a small island in the Salish Sea. Seals, whales and eagles are our companions. Please, don't endanger us.	Effects of the Project on the Environment Safety	<p>Thank you for your comment.</p> <p>At Woodfibre LNG, safety is the number one priority.</p> <p>Woodfibre LNG will be designed for the safe and efficient handling of liquefied natural gas, both on land and on water. This includes standards set out in the BC Oil and Gas Activities Act and the associated Liquefied Natural Gas Facility Regulation, national and BC building codes, as well as national and international standards, guidelines and codes of practice where there are no applicable codes for BC.</p> <p>Liquefied natural gas has been shipped safely around the world for more than 50 years. There has never been a recorded incident involving a loss of containment of an LNG carrier at sea. LNG carriers are among the most modern and sophisticated ships in operation. These ships have robust containment systems, double-hull protection and are heavily regulated by international and federal standards.</p> <p>In the unlikely event there is a spill from an LNG carrier, LNG will never mix with water. Instead, it will quickly return to a gas state, and because methane is lighter than air, the gas will rise and dissipate into the air.</p> <p>The Accidents and Malfunctions section (Section 11.0) of the Application assessed the consequence and frequency of effects resulting from credible worst case scenarios for the Project. It showed that potential risks to the public were within the tolerable risk criteria regulated by the BC Oil and Gas Commission (OGC). The OGC will include a review of the quantitative risk assessment for this Project in the permit application review to confirm that the study and results meet the regulated requirements. Additional information on accidents and malfunctions was provided to the EAO on April 29, 2015. An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that there were no Project-related significant adverse residual effects to the environment.</p> <p>Please also refer to Public Safety, Marine Transport, Marine Mammals and Wildlife information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
447	March 11, 2015	Personal Information Withheld - Gibsons, British Columbia	I am opposed to the Woodfibre LNG Project due to the threats to the environment of Howe Sound - air quality, increase in tanker traffic and the outdated "flow-through" cooling system that will dump warm water into the ocean - and the contribution to green house gases due to any gas leaks. The economic benefits to BC of this project are questionable, and the long-term economic benefits of preserving our environment will no doubt out way them.	Effects of the Project on the Environment Economic Benefits of the Project	<p>Thank you for your comment.</p> <p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>The Woodfibre LNG Project will be powered by electricity provided by BC Hydro. By powering the plant with electricity, instead of natural gas, greenhouse gas emissions will be reduced by about 80%. This will make Woodfibre LNG one of the cleanest LNG facilities in the world.</p> <p>Woodfibre LNG undertook air dispersion modelling based on planned activities and equipment use — including marine vessels — to predict air emissions from the Project operation phase. The results of the dispersion modelling were compared against federal and provincial standards and guidelines; and all predicted concentrations were below these standards and guidelines.</p> <p>For more information, please see:</p> <ul style="list-style-type: none">• Section 9.2.2 Human Health Risk Assessment includes an assessment of the potential effects on humans by Project-related emissions. The Application concluded that there were no Project-related significant adverse effects.• Section 5.2 Atmospheric Environment (Air Quality) of the Application includes an assessment of the potential Project-related effects to air quality. The Application concluded that the changes to air quality as a result of Project-related effects are below ambient air quality criteria for all indicator compounds and the residual effects are considered negligible or not significant. <p>There will be three to four LNG carriers that transit to the Woodfibre Project per month. Each transit of an LNG carrier, between the entrance to Howe Sound and the Woodfibre LNG terminal, is anticipated to last 2.5 hours in duration. The loading of each LNG carrier is anticipated to be complete within 24 hours.</p> <p>The assessment of marine transport (Section 7.3) concludes that with mitigation measures, there are no significant Project-related adverse effects to marine transport.</p> <p>Subject to the recommendations of TERMPOL Woodfibre LNG would deploy at least three tugs in an escort pattern, at least one of which will be tethered, to provide a dynamic safety awareness zone for recreational and pleasure craft around the LNG carrier during its transit within Howe Sound. This dynamic safety awareness zone would extend up to 50 meters on either side of the vessel and being dynamic in nature, would be transient with the movement of the LNG carrier. This arrangement of tugs also serves as an emergency provision to address contingencies that may require the vessel to stop or engage in manoeuvres at very short notice.</p> <p>All discharges to the marine environment will meet or exceed applicable legislation and guidelines, including the BC Water Quality Criteria (marine and estuarine life), the Canadian Environmental Quality Guidelines (water quality guidelines for the protection of aquatic life – marine), and the Fisheries Act. The seawater cooling system will require a waste discharge permit under section14 of the <i>Environmental Management Act</i>. Woodfibre LNG Limited is legally required to comply with all requirements as outlined in the permit.</p> <p>The seawater cooling system will be designed to meet BC water</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
					<p>quality guidelines. The release temperature of the seawater will be less than 21°C or 10°C above ambient water temperature of Howe Sound, whichever is less. Near-field simulation modeling shows that, with a release temperature of 10°C greater than the ambient temperature, the total volume of water that would have a temperature greater than 1°C above ambient is 125 m³ (for context, this volume is approximately 5% or 1/20th of an Olympic-size pool). This volume will not increase over time.</p> <p>For more information on the effects of the Project on marine water quality please refer to Section 5.10 Marine Water Quality. Additional components of the marine environment that have been assessed include Freshwater Fish and Fish Habitat (Section 5.15), Marine Benthic Habitat (Section 5.16), Forage Fish and Other Fish (Marine) (Section 5.18) and Marine Mammals (Section 5.19). A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that there were no Project-related significant adverse residual effects to the environment.</p> <p>Woodfibre LNG Limited took ownership of the Woodfibre site in February 2015 and is already contributing to the District of Squamish's tax revenue. Woodfibre LNG is expected to pay an estimated \$2 million per year during operation, should the Project go ahead.</p> <p>The Application includes information on the economic benefits of the Woodfibre LNG Project, should it go ahead.</p> <ul style="list-style-type: none">• \$83.7 MILLION: Estimated in tax revenue for all three levels of government during the construction phase of the Project.• \$86.5 MILLION: Estimated in tax revenue for all three levels of government per year of operation.• \$243.3 MILLION: Estimated to the District of Squamish, Resort Municipality of Whistler, Electoral Area D of Squamish-Lillooet Regional District, Squamish First Nation communities, and Metro Vancouver gross domestic product (GDP) during construction and more than \$122.8 MILLION in GDP per year during operation. <p>Additional information on the seawater cooling system intake and discharge was provided to the EAO on April 23, 2015. Please also refer to the Seawater Cooling System, Marine Transport, Air Quality and Sustainable Economy information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
448	March 11, 2015	Nick Heath - Coquitlam, British Columbia	<p>As a hiker and climber, I want to know if access to the areas behind Woodfibre will be restored. When the pulp operated, access was easy and there was even a ferry from Darrell Bay.</p> <p>The site appears to now be enveloped in security fencing, making it difficult or perhaps impossible to reach the road and trail systems uphill from the former mill site to reach Mts Sedgwick, Murchison, Conybeare, Roderick and the alternate route into the Tantalus Range (L Lovely Water cirque)from the S.</p> <p>Will public access to land ashore and walk up the</p>	Backcountry Access	<p>Thank you for your question.</p> <p>Due to safety requirements, the Woodfibre property will be fenced and will not be open for public access; however, Woodfibre LNG Limited has committed to developing and implementing an Access Management Plan during construction and operation to address recreational backcountry opportunities while ensuring the safety and security of the public and of Woodfibre LNG Limited workers and facilities. As part of this plan, Woodfibre LNG Limited will identify potential opportunities to provide access to recreationists to Crown land areas beyond the Project site.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
			Mill Creek drainage continue? If not, this would be a serious loss of recreational access to an excellent mountain area.			
449	March 11, 2015	Edna Thomson - Bowen Island, British Columbia	<p>A new letter regarding the Liquid Natural Gas processing plant proposal at Woodfibre near Squamish.</p> <p>Woodfibre LNG Project Comment Form - submitted to the Environmental Assessment Office on March 11, 2015 (3/11)</p> <p>What are the considerations given in the Woodfibre LNG Limited promotional manual regarding the proposal for a LNG processing plant at Woodfibre near Squamish, and for the transport of the processed gas in huge tankers on the waterways of the Howe Sound Estuary?</p> <p>Those listed in their 'manual' are: Land Use and recreation; Noise, Light and Visual Quality; Potential Accidents and Malfunctions; Air Quality - Green House Gases; Public Health; Site Contamination; Vegetation and Wildlife; Geotechnical and Natural Hazards; Marine Water Quality; Marine Transport; Marine Mammals; Marine Fish; Fish Habitat; Freshwater Fish and Fish Habitat</p> <p>In adjacent sections to the above, entitled "What We'll Do", LNG proponents attempt to assure the public with the following rather obscure and benign comments: "We will develop and implement an Access Management Plan; Implement and monitor a Coordinated Squamish Harbour Vessel Traffic Plan; High-noise emitting maintenance activities will be scheduled for during the day; Lighting will be directed downward, shielded and managed from the facility's control room; Types of lighting less attractive to birds & other animals will be used (subject to safety); For "visual quality" vegetation clearing will be minimized</p> <p>Please note that the latter introduces the undefined word "minimized", and of the many following 'assurances' it is often used along with the equally disturbing and undefined term, "mitigated".</p> <p>The alarming LACK of 'assurances' becomes even more glaring under the heading, "potential Accidents & Malfunctions". After identifying possible "scenarios" such as "flammable releases from the LNG facility; flammable releases during storage and offloading; and (unspecified) LNG carrier hazards"; we are then told that their, "Quantitative Risk Assessment" shows that the proposed WLNG Project does not introduce any "UNACCEPTABLE RISKS to the public either at the plant boundaries or at the closest populated areas."</p> <p>That there are risks connected with every aspect of this entire Project is a given! To blatantly dismiss them by characterizing them as acceptable risks is obscuring the very real, undeniable, and disturbing</p>	Environmental Assessment	<p>Thank you for your comment.</p> <p>The Project has been assessed according to the methodology of both the BC <i>Environmental Assessment Act</i> and <i>Canadian Environmental Assessment Act (2012)</i>. Section 4.0 Environmental Assessment Methods of the Application describes the assessment process.</p> <p>Information from the Application has been summarized in various forms to allow public review of the Application. Woodfibre LNG Limited understands that this comment is based on such a summary. Woodfibre LNG Limited offers the following responses to the specific issues raised in the comment:</p> <p>-Safety issues at the Woodfibre site: assessed in Section 11.0 Accidents and Malfunctions of the Application. The Application assessed the consequence and frequency of effects resulting from credible worst case scenarios for the Project. It showed that potential risks were well below acceptable level of risk criteria regulated by the BC Oil and Gas Commission (OGC). Please also refer to the Public Safety information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p> <p>-Safety issues with regards to bird and animal life: Section 5.12 Avifauna, Section 5.13 At-risk Bat Species, Section 5.14 Amphibians, Section 5.17 Marine Birds of the Application include an assessment of the potential Project-related effects to these valued components (VCs). Please also refer to the Wildlife information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p> <p>-LNG tanker traffic and safety, conflicting waterway uses: potential interactions of the VCs selected for the Project assessment are assessed for an interaction with the LNG carriers, including air emissions, atmospheric noise, underwater noise, other commercial traffic and recreational traffic. These interactions are considered in each separate VC section. Safety is assessed in Section 11 as indicated above. Please also refer to the Marine Transport information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p> <p>-Extreme wakes, Beach Safety and Foreshore Erosion: the Vessel Wake Assessment is included in Appendix 7.3-2 of the Application. The vessel wake assessment estimated that the wake generated by the carriers in normal conditions would be less than 10 centimetres at 50 metres away from the LNG carrier, which is less than the wind-generated waves typically encountered in Howe Sound. In addition, it identified that any wake generated by a LNG carrier along the shipping route would diminish in size the further it traveled away from an LNG carrier, and would be unnoticeable at the shoreline, given the natural occurrence of typical wind-generated waves in Howe Sound.</p> <p>Indirect wake effects from shipping activities were considered in the assessment (Section 7.3.3.2.1 Potential Interactions) and, based on the analysis by Moffatt & Nichol, the potential wake effects were determined to be negligible (i.e., they would not have a measurable change).</p> <p>-Recreational boating and other waterway uses: Potential effects on marine recreational boating activities are included in Section 7.3</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
			<p>into that they themselves are identifying!</p> <p>The LNG "Safety Features" being quoted include: - "A flare; State-of-the-art alarm; Control and monitoring systems; Emergency and automatic shutdown systems; Fire and leak detection systems; Primary and secondary containment systems in LNG tanks; Robust maintenance programs; and, Emergency response plans, equipment and training." Such "robust programs" are eerily reminiscent of nuclear plant precautions that have proven to be subject to many extenuating circumstances.</p> <p>Another example in brief under, "Air Quality/GHG's" - one particularly NON-reassuring statement is that, "Woodfibre LNG will develop control "PHILOSOPHIES to MINIMIZE the amount of flared and vented gases and of select chemicals that MINIMIZE contributions to climate change". (note all italicised words, are mine)</p> <p>Total prevention of any such unacceptable contributions to climate change acceleration should be our Provincial and Federal government's absolute duty to enforce.</p> <p>Under their heading, "marine Mammals, Marine Fish and Fish Habitat" - again in brief: "The seawater cooling system intake will be designed in accordance with Fisheries and Oceans Canada's best management practices." (Here, on Bowen, we have already experienced those "best management practices" when it came to the construction of huge docks at Cape Roger Curtis. So many violations of those occurred that it appeared that monitoring them became impossible to implement.)</p> <p>Another example in this section states, "We will prepare and implement on Underwater Noise Management Plan that describes how noise effects associated with PILE DRIVING will be MITIGATED."</p> <p>All the proponents of the WLNG Proposal accuse those who are protesting this plan as not having, "the facts". If the above referred to 'manual' is representative of legitimate facts, then it is the proponents who are suffering from ignorance of the facts.</p> <p>The following presents both my conclusions and those being expressed by many others, (with many other concerns also being identified almost daily). Listed here are these: Safety issues at the Woodfibre site: Safety issues with regard to bird and animal life; LNG tanker traffic, size, and safety; Extreme wakes; Beach safety; Foreshore erosion; Conflicting waterway uses; Recreational boating & other area-compatible water uses being compromised; Ferry service and possible disruptions; Negative impacts on the marine environment; Processing operations such as dredging & using ocean cooling system; Negative</p>		<p>Marine Transport and other marine recreational pursuits are included in Section 7.4 Land and Resource Use. Please also refer to the Marine Recreation information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p> <p>-Ferry service disruptions – an assessment of the potential Project-related effects on marine transport, including the ferries, is included in Section 7.3 Marine Transport.</p> <p>-Marine Environment, salmon: The potential effects of the Project on marine water quality are assessed in Section 5.10 Marine Water Quality. Additional components of the marine environment that have been assessed include Freshwater Fish and Fish Habitat (Section 5.15), Marine Benthic Habitat (Section 5.16), Forage Fish and Other Fish (Marine) (Section 5.18) and Marine Mammals (Section 5.19). Please also refer to the Wildlife and Marine Mammals information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p> <ul style="list-style-type: none">• Greenhouse gases and air quality: Section 5.2 Atmospheric Environment and Section 5.3 Greenhouse Gas Emissions contain the assessments of the potential Project-related effects.• Loss of aesthetics of Howe Sound: Section 7.5 Visual Quality includes an assessment of the potential Project-related effects on visuals.• Tourism – An assessment of the potential effects of the Project on tourism is included in Section 6.2 Labour Market and Section 6.3 Sustainable Economy. Please also refer to the Sustainable Economy information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.• Other economic activities, e.g. fishing: An assessment of the potential effects of the Project on the economy is included in Section 6.2 Labour Market and Section 6.3 Sustainable Economy. The Project's potential effects to local fishing are discussed in Section 6.3 Sustainable Economy – Commercial Marine Use subcomponent. <p>A summary of the residual and cumulative effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment, economy, social, heritage or public VCs.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
			<p>impacts on valuable salmon runs; Major disruption to a recovering marine environment; Greenhouse Gases released and the loss of clean air, and an unacceptable contribution to Global Warming; Loss of the incredibly beautiful aesthetics of Howe Sound; Loss of and disruption to the important Tourism economy for the entire area; Loss of other economic activities, such as fishing, that are compatible with protection and the enjoyment of this special ecosystem; and the undeniable stress and concern about this LNG proposal for the health and safety of all the inhabitants of all the existing communities in and around the Sound.</p> <p>Admirably, our Bowen Island Council has taken a stand on the issue, and has written to the Environmental Assessment Office about the negative impacts WLNC proposed activities would have on the Howe Sound area.</p> <p>Our governments of both Federal and Provincial jurisdictions are being called upon now to protect and preserve this priceless eco-system by denying this preposterous proposal, and by immediately putting in place all the environmental protective safeguards needed now and far into the future for this iconic place.</p> <p>Respect and reverence are some words used when designating protected areas such as Provincial and Rational Parks. Please know that there are many who support emphatically, this growing trend; this awareness of the worth of our natural environmental treasures, not only in actual dollar value, but in heritage conservation.</p> <p>Thank you for your kind attention.</p>			

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
450	March 11, 2015	Rob Bailey - Bowen Island, British Columbia	I am deeply opposed to establishing LNG tanker traffic in Howe Sound. It is environmentally reckless, and a shirt sighted investment in an energy source that is not sustainable and very "last century".	LNG Project	<p>Thank you for your comment.</p> <p>Liquefied natural gas has been shipped safely around the world for more than 50 years. There has never been a recorded incident involving a loss of containment of an LNG carrier at sea. LNG carriers are among the most modern and sophisticated ships in operation. These ships have robust containment systems, double-hull protection and are heavily regulated by international and federal standards.</p> <p>In the unlikely event there is a spill from an LNG carrier, LNG will never mix with water. Instead, it will quickly return to a gas state, and because methane is lighter than air, the gas will rise and dissipate into the air.</p> <p>The Accidents and Malfunctions section (Section 11.0) of the Application assessed the consequence and frequency of effects resulting from credible worst case scenarios for the Project. It showed that potential risks to the public were within the tolerable risk criteria regulated by the BC Oil and Gas Commission (OGC). The OGC will include a review of the quantitative risk assessment for this Project in the permit application review to confirm that the study and results meet the regulated requirements. Additional information on accidents and malfunctions was provided to the EAO on April 29, 2015. An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>Please also refer to Public Safety and Marine Transport information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
451	March 11, 2015	Eloise Carbone - Vancouver, British Columbia	The area of Howe Sound in and of itself is a natural resource that should not be sacrificed in any way and for any gain, especially for something that will completely destroy it, as in the Woodfibre LNG Project.	LNG Project	<p>Thank you for your comment.</p> <p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
452	March 11, 2015	June Fromont - Brackendale, British Columbia	<p>Born and raised on the West Coast of BC I reel in the majesty that is Our Home. I drink the water from our tap and swim in the ocean where my food comes. It's been a heartfelt Joy to see the past transgressions on the Howe Sound right itself in recent times. We here in The Sea to Sky area have MUCH to lose with Industries recontamination of this wild nature. We boast beautiful vistas, Eagle and other valuable migrating birds, Our Salmon which is not only staple food fish but an important part of our entire Eco system here on the West Coast. Please I urge you to look beyond a few years of unsustainable Industry and stop the waste of our Natural occurring progression to a healthy environment and human sustainability. We have no reassurances that in the event of a disaster or long term destruction of these very important living systems, you the government have not stated Who would be able or responsible to rectify the serious loss of this Healthy Eco system that is Our Home. When Industry has failed to prevent devastating consequences, To whom can I count on for clean healthy water and local food, when our home earth is unable to provide it? At what point in the LNG process can we count on Our Government to stop production when there is a clear sign of danger? These are questions Id like answers to.</p>	Effects of the Project on the Environment Liability	<p>Thank you for your comment.</p> <p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>All discharges to the marine environment will meet or exceed applicable legislation and guidelines, including the BC Water Quality Criteria (marine and estuarine life), the Canadian Environmental Quality Guidelines (water quality guidelines for the protection of aquatic life – marine), and the Fisheries Act. The seawater cooling system will require a waste discharge permit under section 14 of the <i>Environmental Management Act</i>. Woodfibre LNG Limited is legally required to comply with all requirements as outlined in the permit.</p> <p>For more information on the effects of the Project on marine water quality please refer to Section 5.10 Marine Water Quality. Additional components of the marine environment that have been assessed include Freshwater Fish and Fish Habitat (Section 5.15), Marine Benthic Habitat (Section 5.16), Forage Fish and Other Fish (Marine) (Section 5.18) and Marine Mammals (Section 5.19). A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>Woodfibre LNG will comply with all applicable regional, provincial and federal laws, guidelines and standards including but not limited to: employment standards; health and environmental regulations and standards; taxation; and First Nations agreements.</p> <p>Should an Environmental Assessment Certificate be granted for the Project, a Table of Conditions will be developed that outlines all of the requirements with which the Project will have to comply. Woodfibre LNG Limited will be legally responsible for ensuring all conditions are met.</p> <p>The Project will also require a Facility Permit, Leave to Commence Construction and Leave to Operate from the Oil and Gas Commission (OGC) as well as numerous other environmental permits.</p> <p>Please also refer to Public Safety and Marine Transport information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments</p>	
453	March 11, 2015	Personal Information Withheld - Gibsons, British Columbia	Wood fibre LNG. I say "no"	LNG Project	Thank you for the comment.	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
454	March 11, 2015	Joan McCullough - Lions Bay, British Columbia	<p>Will this Squamish WFLNG "proposed project" be following INTERNATIONAL GUIDELINES for shipping LNG??</p> <p>SIGTTO have just issued new LNG STS Guidelines.</p> <p>Will these new international guidelines be adhered to ?? If not, why not ??.</p> <p>We, as citizens of Howe Sound hope that all due diligence is done. We will not accept second best practice. It may be okay for foreign investors to be content with the quick fix, but as we have seen in Mount Polley, these lax rules are a recipe for disaster.</p>	SIGTTO standards	<p>Siting of the Woodfibre LNG facility complies in every way with the Society of International Gas Tanker & Terminal Operators Ltd's (SIGTTO) guidance as the location of the site is not within a narrow waterway as defined by SIGTTO and TERMPOL.</p> <p><i>Narrow channel/waterway</i></p> <p>TERMPOL specifies a body of navigable water of width four times the vessel's beam to be a one-way narrow channel, and seven times the beam to be a two-way narrow channel. SIGTTO specifies a body of navigable water of width five times the vessel's beam to be a one-way narrow channel. So, for a characteristic 45 metre beam LNG carrier calling at the proposed Woodfibre LNG Terminal, this would imply a width of 180 meters for a one-way narrow channel and 315 metres for a two-way narrow channel.</p> <p>The US 5th Circuit court in its judgments has specified that under Rule 9 of the International Regulations for Preventing Collisions at Sea (COLREGS) and the U.S. Inland Navigation Rules, a "narrow channel" to be 1000 feet (305 metres) while other court judgments have considered any body of water with width less than 1060% the beam of the vessel, which would be 488 metres to be a narrow channel.</p> <p>SIGTTO's guidance principles also recommend turning circles to have a minimum diameter of twice the overall length of the largest LNG carrier (i.e., 600 m for Woodfibre LNG) and TERMPOL requires turning circle of 2.5 times the length, which equates to 750 m.</p> <p><i>LNG Carriers & Howe Sound Shipping Channel / Route</i></p> <ul style="list-style-type: none">• An LNG carrier needs a 180-metre (one way) wide channel for transit and 600 metre wide channel for turning with tugs.• Howe Sound at its narrowest along the shipping route is 1440 m, or 4725 feet.• The width of Howe Sound at the proposed Woodfibre LNG terminal is 5.2 km or 17,060 feet with nearest distance, to Darrell Bay, being 2.7 km or 8858 feet and 60 meters deep with no large vessel movements within 2.7 km or 8858 feet. <p><i>Additional Information</i></p> <p>Subject to the recommendations of Transport Canada's Technical Review Process of Marine Terminal Systems and Transshipment Sites (TERMPOL) Review Committee, which includes Transport Canada, Pacific Pilotage Authority, BC Coast Pilots and Canadian Coast Guard, Woodfibre LNG has always maintained that it would deploy at least three tugs, at least one of which will be tethered, to provide a dynamic safety awareness zone for recreational and pleasure craft around the LNG carrier during its transit within Howe Sound. This dynamic safety awareness zone would extend up to 50 meters on either side of the vessel and being dynamic in nature, would be transient with the movement of the LNG carrier. This arrangement of tugs also serves as an emergency provision to address contingencies that may require the vessel to stop or engage in manoeuvres at very short notice.</p> <p>Woodfibre LNG will develop a Squamish Harbour Vessel Traffic Plan to identify strategies to minimize displacement of marine-based recreational activities. As a component of the Squamish Harbour Vessel Traffic Plan, Woodfibre LNG will also work with Matthews Southwest and Bethel Lands Corporation, and District of Squamish, to minimize displacement of recreation activity by Project-associated ferry and water taxi traffic that travels to and from the Project site.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
455	March 11, 2015	David Gloag-Pender Island, British Columbia	<p>I am absolutely against the building of a LNG plant in Howe Sound. It threatens the ocean environment, it has few being it's in terms of jobs, it is a money loser for the province with low royalties and high subsidies especially in terms of infrastructure paid for by taxpayers , the company wanting this project is unethical and corrupt, and the tanker traffic will be disruptive to boaters and to wildlife. Frack ing which is used to retrieve this gas is a very toxic and very dangerous process that has been banned in many other parts of the world. It should be banned in BC as well and a full study of the process implemented.</p> <p>This project is nothing more than an election promise by the BC Liberals that is now pointless. This is yet another sell out by our government to another unscrupulous corporation.</p> <p>Also, methane is a very dangerous gas in terms of climate change.</p> <p>As a citizen of BC and a longtime resident I want this madness stopped now!</p> <p>No more pipelines, tankers or rail cars of oil or LNG. We need green sustainable energy sources now! Climate change is real!</p> <p>I say NO to LNG in Howe Sound!!!</p>	<p>Effect of the Project on Marine Environment, Wildlife</p> <p>Marine Traffic</p> <p>Jobs</p> <p>Project Benefits</p> <p>Corporate Ownership</p> <p>Hydraulic Fracturing</p>	<p>Thank you for your comment.</p> <p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>The assessment of potential effects of the Project on marine mammals in Howe Sound is described in Section 5.19 of the Application. The assessment indicated that vessel traffic may cause a short-term change in behaviour of marine mammals due to underwater noise. Woodfibre LNG Limited will develop and implement Underwater Noise Management Plan and a Marine Mammal Management Plan. These plans will include mitigation measures designed to address adverse effects and cumulative effects from underwater noise and monitoring programs.</p> <p>Woodfibre LNG Limited will retain a contractor to perform underwater acoustic monitoring for pre, during and post Project construction. The underwater monitoring will collect underwater sound levels and marine mammal presence (e.g., of those species present, their frequency and seasonality). This will contribute further to baseline information for both underwater sound levels and mammal presence in the Project area and in the vicinity of the Project site to monitor potential changes of marine mammals over time.</p> <p>Woodfibre LNG Limited is a subsidiary of Pacific Oil and Gas (PO&G) which develops, builds, owns and operates projects throughout the energy supply chain.</p> <p>Woodfibre LNG will comply with all applicable regional, provincial and federal laws, regulations, guidelines and standards including but not limited to: employment standards; health and environmental regulations and standards; taxation; and, First Nations agreements.</p> <p>Woodfibre LNG Limited will pay a variety of taxes, including income tax, LNG tax, and municipal property tax</p> <p>An independent third party economic impact assessment of the proposed Woodfibre LNG project is included in the Application. Accounting and Consulting firm MNP found the following economic benefits of the Project (2014 CAD):</p> <p>CONSTRUCTION JOBS</p> <ul style="list-style-type: none">• Create 650+ jobs each year of construction.• Create an additional 1,080+ jobs (indirect* and induced** employment) during the construction phase of the Project. <p>LONG-TERM OPERATION JOBS</p> <ul style="list-style-type: none">• Create 100+ local jobs during operation.• Create an additional 330+ local jobs (indirect* and induced**) during operation.	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
					<p>*Indirect impacts arise from changes in activity for suppliers.</p> <p>**Induced impacts arise from shifts in spending on goods and services as a consequence of changes to the payroll of the directly and indirectly affected businesses.</p> <p>For more information, please refer to Section 2.6 Project Benefits of the Application. Additional benefits from the Project are described in greater detail in Section 6.2 Labour Market, Section 6.3 Sustainable Economy and Section 7.2 Infrastructure and Community Services.</p> <p>Woodfibre LNG will develop a Squamish Harbour Vessel Traffic Plan to identify strategies to minimize displacement of marine-based recreational activities. As a component of the Squamish Harbour Vessel Traffic Plan, Woodfibre LNG will also work with Matthews Southwest and Bethel Lands Corporation, and District of Squamish, to minimize displacement of recreation activity by Project-associated ferry and water taxi traffic that travels to and from the Project site.</p> <p>Woodfibre LNG acknowledges the expressed concern regarding hydraulic fracturing. Hydraulic fracturing activities are outside the EA scope of the Project.</p> <p>Woodfibre LNG Limited is not engaged in oil or gas extraction or production activities. The gas delivered to the Project site will be supplied to the Project from western Canadian market hubs through an expansion of the existing gas transmission system by Fortis BC, and is the same gas that is supplied to Squamish, Metro Vancouver, Whistler, the Sunshine Coast and Vancouver Island through the Fortis BC pipeline system.</p> <p>Like other customers along the pipeline route, Woodfibre LNG will buy its feed gas from third party suppliers, potentially including aggregators. This natural gas will be delivered in a co-mingled stream through the Fortis BC pipeline to the site.</p> <p>Natural gas liquefied in the Woodfibre LNG facilities will be produced and processed primarily in the northeastern region of BC, but may also originate from other wells connected to the Western Canadian Gas Transmission System. The Oil & Gas Commission regulates these extraction activities under the Oil & Gas Activities Act and related regulations.</p> <p>Please also refer to the Marine Mammals and Sustainable Economy information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
456(i)	March 11, 2015	Personal Information Withheld - Gibsons, British Columbia	I am very concerned about the environmental impact of the proposed LNG facility. The proponent has a bad reputation regarding the environment.	Effects of the Project on the Environment Corporate Ownership	<p>Thank you for your comment.</p> <p>The Woodfibre LNG Project is owned by Woodfibre LNG Limited, a privately held Canadian company based in Vancouver with a Community Office in Squamish.</p> <p>Woodfibre LNG Limited is a subsidiary of Pacific Oil and Gas (PO&G) which develops, builds, owns and operates projects throughout the energy supply chain.</p> <p>Woodfibre LNG will comply with all applicable regional, provincial and federal laws, regulations, guidelines and standards including but not limited to: employment standards; health and environmental regulations and standards; taxation; and, First Nations agreements.</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p>	
456(ii)	March 11, 2015	Personal Information Withheld - Gibsons, British Columbia	I also want to know how this project will benefit the surrounding communities. It seems to me that there isn't much in it for us.	Benefits to Local Community	<p>Woodfibre LNG Limited took ownership of the Woodfibre site in February 2015 and is already contributing to the District of Squamish's tax revenue. Woodfibre LNG is expected to pay an estimated \$2 million per year during operation, should the project go ahead.</p> <p>An independent third party economic impact assessment of the proposed Woodfibre LNG project is included in the Application. Accounting and Consulting firm MNP found the following economic benefits of the Project (2014 CAD):</p> <ul style="list-style-type: none"> • \$83.7 MILLION: Estimated in tax revenue for all three levels of government during the construction phase of the Project. • \$86.5 MILLION: Estimated in tax revenue for all three levels of government per year of operation. • \$243.3 MILLION: Estimated to the District of Squamish, Resort Municipality of Whistler, Electoral Area D of Squamish-Lillooet Regional District, Squamish First Nation communities, and Metro Vancouver gross domestic product (GDP) during construction and more than • \$122.8 MILLION in GDP per year during operation. <p>Please also refer to the Sustainable Economy information sheet that has been prepared as part of the Woodfibre LNG response to public comments.</p>	
457(i)	March 12, 2015	Personal Information Withheld - Coquitlam, British Columbia	I hope that every effort is made to reduce the noise from this proposed project. I understand that electricity driven, instead of the more typical gas-driven; hopefully that will help reduce the noise.	Noise	<p>Thank you for your comment. The potential effects of the Project on noise are assessed in Section 5.5 Atmospheric Sound. The Application concluded that there were no Project-related significant adverse residual effects.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
457(ii)	March 12, 2015	Personal Information Withheld - Coquitlam, British Columbia	Sadly the taxpayers of the Province will probably be paying for the reduced electricity rates provided to this private offshore company, which is wrong.	BC Hydro Rates	<p>Ratepayers will not be subsidizing hydroelectric power for LNG facilities.</p> <p>The BC Government announced the combined energy and demand charge for LNG facilities in 2014 will be \$83.02 per megawatt hour (MWh), before applicable taxes. This is over 50% more than the average rate paid in 2014 by industrial customers. LNG customers will also be required to contribute the full cost of connecting to the BC Hydro system, as well as transmission system upgrades required to serve their facilities.</p>	
457(iii)	March 12, 2015	Personal Information Withheld - Coquitlam, British Columbia	If this project goes forward; I hope that LARGE tugs are used to control the traffic in the Sound. Having worked on the water in the area it demands everyones respect.	Marine Transport	<p>Subject to the recommendations the TERMPOL Review Committee, which includes Transport Canada, Pacific Pilotage Authority, BC Coast Pilots and Canadian Coast Guard, Woodfibre LNG has always maintained that it would deploy at least three tugs in an escort pattern, at least one of which will be tethered, to provide a dynamic safety awareness zone for recreational and pleasure craft around the LNG carrier during its transit within Howe Sound. This dynamic safety awareness zone would extend up to 50 metres on either side of the vessel and up to 500 metres in front and, being dynamic in nature, would be transient with the movement of the LNG carrier. This arrangement of tugs also serves as an emergency provision to address contingencies that may require the vessel to stop or engage in manoeuvres at very short notice.</p> <p>Each LNG carrier will also be guided to Woodfibre by two BC Coast Pilots, who are experts with Howe Sound navigation and who know the waters the best.</p> <p>Please also refer to the Marine Transport and Marine Recreation information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
458(i)	March 12, 2015	James West - Bowen Island, British Columbia	LNG Transportation Infrastructure on Howe Sound is totally unacceptable. This pristine natural area will not survive with its special diversity intact with the activities associated with construction, maintenance and development, never mind the risks associated with spills from ships that could easily founder in the storm-prone sound. I live on Bowen Island at the mouth of Howe Sound, and am 100% opposed to any development of LNG transportation or storage facilities in or around How Sound. Specifically, I am opposed to the Woodfibre LNG Project, and urge the provincial and federal governments to act to protect this vital area, instead of auctioning it off to the highest bidder.	Effects of the Project on the Environment Marine Transport	<p>Thank you for your comment.</p> <p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>Woodfibre LNG will be designed for the safe and efficient handling of liquefied natural gas, both on land and on water. This includes standards set out in the BC Oil and Gas Activities Act and the associated Liquefied Natural Gas Facility Regulation, national and BC building codes, as well as national and international standards, guidelines and codes of practice where there are no applicable codes for BC.</p> <p>Liquefied natural gas (LNG) has been shipped safely around the world for more than 50 years. There has never been a recorded incident involving a loss of containment of an LNG carrier at sea.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
					<p>LNG carriers are among the most modern and sophisticated ships in operation. These ships have robust containment systems, double-hull protection and are heavily regulated by international and federal standards.</p> <p>In the unlikely event there is a spill from an LNG carrier, LNG will never mix with water. Instead, it will quickly return to a gas state, and because methane is lighter than air, the gas will rise and dissipate into the air.</p> <p>The Accidents and Malfunctions section (Section 11.0) of the Application assessed the consequence and frequency of effects resulting from credible worst case scenarios for the Project. It showed that potential risks to the public were within the tolerable risk criteria regulated by the BC Oil and Gas Commission (OGC). The OGC will include a review of the quantitative risk assessment for this Project in the permit application review to confirm that the study and results meet the regulated requirements. Additional information on accidents and malfunctions was provided to the EAO on April 29, 2015.</p> <p>Subject to the recommendations of Transport Canada's Technical Review Process of Marine Terminal Systems and Transshipment Sites (TERMPOL) Review Committee, which includes Transport Canada, Pacific Pilotage Authority, BC Coast Pilots and Canadian Coast Guard, Woodfibre LNG has always maintained that it would deploy at least three tugs in an escort pattern, at least one of which will be tethered, to provide a dynamic safety awareness zone for recreational and pleasure craft around the LNG carrier during its transit within Howe Sound. This dynamic safety awareness zone would extend up to 50 metres on either side of the vessel and up to 500 metres in front and. being dynamic in nature, would be transient with the movement of the LNG carrier. This arrangement of tugs also serves as an emergency provision to address contingencies that may require the vessel to stop or engage in manoeuvres at very short notice.</p> <p>Please also refer to Public Safety and Marine Transport information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
459(i)	March 12, 2015	Inis LeBlanc - Squamish, British Columbia	As a Squamish resident, I would first and foremost, like to express my strong opposition to the Woodfibre LNG Project. I am concerned about air quality, the impacts of more tanker traffic and the facility's outdated "flow-through" cooling system. Under current plans the Woodfibre plant would suck up 17,000 cubic metres of seawater every hour, then dump the warmed, sterilized water back into the ocean.	Marine Transport Seawater Cooling System	<p>If the Woodfibre LNG Project goes ahead, LNG carriers – three to four per month, accompanied by at least three tugboats and piloted by two BC Coast Pilots – will transit Howe Sound on the existing shipping route through Queen Charlotte Channel east of Bowen Island. The carriers will then pass Gambier Island and Anvil Island as they travel to the Woodfibre LNG terminal. Each carrier will take a similar route in reverse to leave Howe Sound.</p> <p>Each transit of an LNG carrier, between the entrance to Howe Sound and the Woodfibre LNG terminal, is anticipated to last 2.5 hours in duration. The loading of each LNG carrier is anticipated to be complete within 24 hours.</p> <p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>All discharges to the marine environment will meet or exceed applicable legislation and guidelines, including the BC Water Quality Criteria (marine and estuarine life), the Canadian Environmental Quality Guidelines (water quality guidelines for the protection of aquatic life – marine), and the Fisheries Act. The seawater cooling system will require a waste discharge permit under section 14 of the <i>Environmental Management Act</i>. Woodfibre LNG Limited is legally required to comply with all requirements as outlined in the permit.</p> <p>For more information on the effects of the Project on marine water quality please refer to Section 5.10 Marine Water Quality. Additional components of the marine environment that have been assessed include Freshwater Fish and Fish Habitat (Section 5.15), Marine Benthic Habitat (Section 5.16), Forage Fish and Other Fish (Marine) (Section 5.18) and Marine Mammals (Section 5.19). A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>Additional information on the seawater cooling system intake and discharge was provided to the EAO on April 23, 2015. Please also refer to the Seawater Cooling System and Marine Transport information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
459(ii)	March 12, 2015	Inis LeBlanc - Squamish, British Columbia	I also have questions, as do members of Squamish Council (including the Mayor) and many other Sea to Sky residents, about the lack of economic benefits. The project would create about 50 permanent jobs, but there's no guarantee they would go to locals – same with any construction jobs. And with the federal government now offering deep subsidies in an effort to kick-start liquefied gas exports, many of us are asking, "what's in it for us?"	Local Employment	<p>Woodfibre LNG will develop a Local Hiring Strategy, a Local Training Strategy and Local and Regional Procurement Strategy in order to ensure that the local workforce and economy can realize (to the maximum extent possible) the potential economic benefits of the Project. These strategies will ensure that the labour force is well-positioned to seek Project employment based on individual capacities to supply needed skills; maximize employment opportunities for residents in Squamish, Whistler and Metro Vancouver; and ensure that local and regional businesses can access the benefits of increased demand for goods and services from the Project.</p> <p>An independent third party economic impact assessment of the proposed Woodfibre LNG project is included in the Application. Accounting and Consulting firm MNP found the following economic benefits of the project (2014 CAD):</p> <p>CONSTRUCTION JOBS</p> <ul style="list-style-type: none">• Create 650+ jobs each year of construction.• Create an additional 1,080+ jobs (indirect* and induced** employment) during the construction phase of the Project. <p>LONG-TERM OPERATION JOBS</p> <ul style="list-style-type: none">• Create 100+ local jobs during operation.• Create an additional 330+ local jobs (indirect* and induced**) during operation. <p>*Indirect impacts arise from changes in activity for suppliers.</p> <p>**Induced impacts arise from shifts in spending on goods and services as a consequence of changes to the payroll of the directly and indirectly affected businesses.</p> <p>Please also refer to the Sustainable Economy information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
459(iii)	March 12, 2015	Inis LeBlanc - Squamish, British Columbia	Last but not least, there's the climate change issue. Liquid natural gas is mostly methane. It's billed as a clean, environmentally friendly fuel, but it has a major potential drawback. If methane escapes unburnt at any point in the production or transportation chain, its greenhouse effects are many times more powerful than carbon dioxide. Some studies suggest that if more than 3 per cent of the gas leaks, from a climate perspective LNG has the same impacts as burning coal. Thank you for this opportunity to voice my opinion.	GHG Emissions	<p>Woodfibre LNG characterized current climate and climate trends using the Squamish Airport climate station. At peak capacity, the Project will have a greenhouse gas intensity of 0.059 t CO2e per tonne LNG, which is below the threshold of 0.16 t CO2e per tonne LNG in the Greenhouse Gas Industrial Reporting and Control Act.</p> <p>Section 5.3 Greenhouse Gas Management of the Application includes an assessment of the potential Project-related effects to greenhouse gases. The influence of Project-related greenhouse gas emissions on climate change was evaluated by assessing whether any measurable change in climate could result from the Project-generated greenhouse gas emissions. The relatively minor increase in global emissions associated with the Project would correspond to a change in climate that is unlikely to be measurable.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
460(i)	March 12, 2015	Personal Information Withheld - Vancouver, British Columbia	<p>To Whom It May Concern,</p> <p>I have a few questions regarding the site selection for this LNG plant:</p> <p>Firstly, the weekly tanker traffic that will travel through Howe Sound strikes me as poorly planned. After reading your assessment documents prepared by Golder Associates Ltd., I have found some gross inaccuracies and some attributes entirely ignored. For example Appendix 5.10-4 (Propeller Wash Assessment) uses the annual average wave height of 0.4 meters in order to calculate and model wash propagation and other values pertinent to the safe passage of LNG tankers through the Sound. I believe that all can agree that taking the average wave height is entirely inaccurate. Howe Sound quite frequently experiences wave heights greater than 2 meters, particularly in the winter months. Tanker traffic will continue over these winter months and it is scientifically inaccurate and irresponsible to use the average wave height in this modelling to predict the effects of tanker traffic. How have stormy conditions (high waves, lack of visibility, etc...) been taken into account in regards to this region in particular (noting the irregular bathymetry of the Sound and high tidal variability)?</p>	Propeller Wash Assessment	<p>Thank you for your comments.</p> <p>The LNG vessels will come in and out of Howe Sound on established shipping lanes about once every 10 days – fewer than already come and go from Squamish Terminals. LNG carriers will travel at very low speeds through Howe Sound – about 8 to 10 knots – ensuring they don't create a large wake and that they can safely share the waters with recreational boaters.</p> <p>Woodfibre LNG appreciates the comment regarding Appendix 5.10-4 (Propeller Wash Assessment). It should be noted that the annual average wave height of 0.4 metres is not used to calculate and model propeller wash propagation. Nor is annual average wave height used in any way to comment on “other values pertinent to the safe passage of LNG tankers through the Sound”. The fact that storm wave heights in Howe Sound exceed the annual average was taken into account in the Application.</p> <p>The annual average wave conditions and propeller induced velocities were used to make independent (separate) calculations of velocities at the seabed. The annual average wave conditions were used to show a comparison between propeller-induced velocities at the seabed and velocities induced by the annual average wave conditions at the seabed in order to illustrate that the propeller wake velocities are actually small in comparison with naturally occurring wave-induced velocities. If the propeller velocities had been compared with those induced by the annual maximum storm, for example, it would illustrate that propeller wake velocities are actually much smaller than the storm induced velocities. Accordingly, storm induced waves create seabed velocities that are much larger than those wake or propeller induced velocities caused by tanker traffic.</p> <p>Regarding tidal variability, all calculations of seabed velocities were made with respect to chart datum which is the lowest normal tide. This is a conservative approach because seabed velocities generated by ship propellers will be largest when the water depth is shallowest. At higher tides, seabed velocities will be smaller than those calculated at low tide.</p>	
460(ii)	March 12, 2015	Personal Information Withheld - Vancouver, British Columbia	<p>Secondly, the course, as far as I have been made aware, passes by several high traffic areas for local fishing vessels, pleasure craft operators and dive charters and the logistics behind keeping smaller vessels (particularly rental vessels with inexperienced operators) safe appear daunting and difficult. How will tanker traffic be safely managed in such a high use area?</p>	Marine Transport Safety	<p>Subject to the recommendations of the TERMPOL Review Committee, which includes Transport Canada, Pacific Pilotage Authority, BC Coast Pilots and Canadian Coast Guard, Woodfibre LNG has always maintained that it would deploy at least three tugs in an escort pattern, at least one of which will be tethered, to provide a <i>dynamic safety awareness zone</i> for recreational and pleasure craft around the LNG carrier during its transit within Howe Sound. This dynamic safety awareness zone would extend up to 50 metres on either side of the vessel and up to 500 metres in front and, being dynamic in nature, would be transient with the movement of the LNG carrier. This arrangement of tugs also serves as an emergency provision to address contingencies that may require the vessel to stop or engage in manoeuvres at very short notice.</p> <p>Please also refer to the Marine Transport and Marine Recreation information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
460(iii)	March 12, 2015	Personal Information Withheld - Vancouver, British Columbia	<p>As well the proposed tanker course passes over several sensitive benthic areas in Howe Sound. Howe Sound is the only known region in the world with air-diveable glass sponge reefs and bioherms. These bioherms and reefs are formed by centuries old silica-based sponges and provide an important habitat for rockfish, prawns, various crabs and other biota as well as serve a vital role in filtering the water column of immense quantities of bacteria. Glass sponges are extremely rare and a real treasure of Howe Sound. These areas are already at risk due to bottom-contact fishing gear, but DFO is already taking the initiative to close off these areas in order to protect them. As I mentioned, some of these reefs are air diveable and therefore are close to the surface, some as close to the surface as 25 m and the majority favouring 80 m depth. Examining the figures from Appendix 5.10-4 that used averaged wave heights, minimizing values, it is clear that tug and tanker traffic (traveling at 150 rpm and 53 rpm, respectively) would produce water velocities at 50 m depth (0.10 and 0.22 m/s, respectively) that are significantly greater than tidal currents normally experienced at these depths (0.06-0.11 m/s). The effect of doubling and then tripling the deeper current velocities will be disastrous on glass sponges which rely on a steady current to filter feed bacteria from the water column. The increased current would likely arrest feeding for long periods of time, hindering growth, and potentially physically damage sponge or smother sponge with sediment, killing the organism. Has any research been conducted to see what effects tanker traffic will have on the glass sponge reefs and bioherms in Howe Sound?</p>	Effects of the Project on Glass Sponge Reefs	<p>Woodfibre LNG expects that three to four LNG carriers will arrive at the site each month. The carriers will navigate through the established commercial shipping route in/out of Howe Sound (through Queen Charlotte Channel) to the Strait of Georgia and out to the Pacific Ocean. The carriers will be escorted by at least three tug boats, at least one of which will be tethered, and will be piloted by BC Coast Pilots who are experts with Howe Sound navigation.</p> <p>As part of the Application, a Vessel Wake Assessment was carried out by Moffatt & Nichol. Moffatt & Nichol is a leading global infrastructure advisor with a BC presence specializing in the planning and design of facilities that shape coastlines, harbours and rivers, as well as an innovator in the planning for transportation complexities associated with the movement of freight.</p> <p>The vessel wake assessment estimated that the wake generated by the carriers in normal conditions would be less than 10 centimetres at 50 metres away from the LNG carrier, which is less than the wind-generated waves typically encountered in Howe Sound. In addition, it identified that any wake generated by a LNG carrier along the shipping route would diminish in size the further it traveled away from an LNG carrier, and would be unnoticeable at the shoreline, given the natural occurrence of typical wind-generated waves in Howe Sound.</p> <p>Indirect wake effects from shipping activities were considered in the assessment (Section 7.3.3.2.1 Potential Interactions) and, based on the analysis by Moffatt & Nichol, the potential wake effects were determined to be negligible (i.e., they would not have a measurable change).</p> <p>Glass sponges are addressed in both the Application document (Section 5.16.2.4.1) and Marine Baseline Studies Report (Appendix 5.10).</p> <p>The minimum water depth along the shipping route is 60 metres, and the LNG carriers draft will sit approximately 12 metres to 15 metres below the water surface.</p> <p>The sailing line (shipping route) is a minimum of 1300 metres (and typically more than 1500 metres) from the location of the sponge reefs located at Halkett Point and Lost Reef between Pam rocks and Christie Islets. At depths ranging between 20 m and 40 m (i.e., associated depths where glass sponge reefs have been observed at these locations), the velocity produced by a propeller wash is considered negligible due to dissipation of the prop-wash with distance from sailing line.</p> <p>For more information on the Vessel Wake Assessment, please see Appendix 7.3-2 of the Application. Additional information on the vessel wakes was provided to the EAO on April 23, 2015.</p>	
460(iv)	March 12, 2015	Personal Information Withheld - Vancouver, British Columbia	<p>Another fact that, to my knowledge, has not been taken into account is the stability of the Squamish River delta. The silty delta is nearly is maximum height and will soon slump as it does every decade or so, just as the delta up in Kitimat did a few years ago. In fjord regions, such as Howe Sound, the slumping of even a small delta is magnified by the seafloor bathymetry and will lead to tsunami waves which by some estimates may reach 8 meters high. How has Wood Fibre LNG planned to withstand such a disaster with its location directly in front of the Squamish River delta? And how will the tankers fair in such narrow channels with such conditions?</p>	Effects of the Environment on the Project	<p>A supplementary study of the Tsunami Hazard due to Submarine Landslides conducted by Knight Piésold is available on the EAO website.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
461	March 12, 2015	Robert Dingle - Whistler, British Columbia	<p>Please leave Howe Sound to the Orca's, salmon, fishermen & tourists. Just when thing's look to be improving environment wise in the Sound, government wants to sell it out to big industry, AGAIN!</p> <p>Christy Clark, LNG from fracked wells should not be your legacy!</p>	LNG Project	<p>Thank you for your comment.</p> <p>The goal of Woodfibre LNG Limited is to develop a project that provides sustained economic growth while continuing to support the work that has been done to improve Howe Sound.</p> <p>The Woodfibre site has been used for industrial purposes for 100 years and continues to be zoned for this use. Woodfibre LNG's purchase of the property was contingent on its former owner, Western Forest Products (WFP), obtaining a Certificate of Compliance (COC) from the BC Ministry of Environment (MOE). On December 22, 2014, the MOE issued two COCs for the Woodfibre property. The COCs confirm that WFP has cleaned up the site to acceptable contaminant levels and existing site contamination does not pose an ecological or human health risk. These COCs include conditions related to monitoring and management of residual contamination, and reporting requirements that must be undertaken by a BC MOE Approved Professional.</p> <p>Woodfibre LNG Limited intends to perform additional remediation and ecosystem restoration in the Project area once the property sale is complete. Plans for additional remediation include the removal of approximately 3000 existing creosote-coated piles from the waterfront in the Project area, the creation of a Green Zone around Mill Creek, and the containment and closure of the on-site landfill. This work will be carried out in partnership with the local Streamkeepers Society and other relevant groups, where suitable so that local conservation and restoration targets can be met (please refer to Section 2.6.7 Ecological Benefits of the Application).</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
462	March 12, 2015	Personal Information Withheld - Whistler, British Columbia	We should be focussing on greener initiatives, they exist and new initiatives are being developed in Canada. Just because we are surrounded with an endless bounty of natural beauty doesn't mean we are doing our jobs environmentally, we are failing miserably. I don't know how you can witness the change in Howe sound and argue for the plant. Economy, economy. economy, take a look at other countries like Germany who are taking green energy initiatives and they are leading the European economy. Be a leader not a follower. All the money in the world won't do us any good when we don't have clean water to drink, fresh air to breathe, and fresh food to eat. The economy will benefit from green initiatives and from a healthy Howe sound.	LNG Industry	<p>Thank you for your comment.</p> <p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>Natural gas is the cleanest burning fossil fuel and has been identified as the best and most reliable way to help transition away from high-emission fuels such as oil and coal. This is particularly true in energy-hungry Asian markets, where Woodfibre LNG Limited plans to sell its product. In fact, replacing just one 500 Megawatt coal-fired power plant with natural gas fueled power generation for one year equates to taking 557,000 cars off the roads over the same time period⁷.</p> <p>Section 5.3 Greenhouse Gas Management of the Application includes an assessment of the potential Project-related effects to greenhouse gases. The influence of Project-related greenhouse gas emissions on climate change was evaluated by assessing whether any measurable change in climate could result from the Project-generated greenhouse gas emissions. The relatively minor increase in global emissions associated with the Project would correspond to a change in climate that is unlikely to be measurable.</p>	
463(i)	March 12, 2015	Personal Information Withheld - Bowen Island, British Columbia	<p>Dear Sir/Madam,</p> <p>I have recently moved to Howe Sound and am here because of my love of the natural setting and wildlife that abound here as well as the quieter pace of life. There are so many areas of real concern, however, for me, the foremost are:-</p> <ol style="list-style-type: none"> 1. Woodfibre LNG must be required to provide details of a complete study of the recreational traffic in Howe Sound – ferries, sailboats, power boats, tour boats, kayaks, etc. Once this is done, a further study of how the presence of these large LNG tankers and their escort of tugs and fuel barges, and the necessary exclusion zones, will affect this traffic. PLEASE ensure these studies are done when there is summer traffic in Howe Sound. Note, there are at least 60 ferry sailings in and out of Horseshoe Bay every day, year round. 	Recreational Marine Traffic	<p>Thank you for the question.</p> <p>Potential effects on marine recreational boating activities are included in Section 7.3 Marine Transport. In support of this work, information interviews were conducted with various parties involved with recreational and commercial tourism use of Howe Sound, including:</p> <ul style="list-style-type: none"> • Sewell's Landing (Sewell's Marina) • Sunshine Kayaking • Coastal Inlet Adventures • DFO • Pacific Prawn Fishermen's Association • Squamish Marine Services Ltd • Squamish Yacht Club • Squamish Windsports Society • Coast River Kayak • Sea to Sky Gondola <p>In addition, the assessment used a range of secondary sources of</p>	

⁷ Centre for Liquefied Natural Gas. http://www.lngfacts.org/resources/CLNG-PACE_Study_one-pager.pdf.

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
					<p>information and data, including Statistics Canada's Census of Population, National Household Survey, and Labour Force Survey. Local and regional economic and labour reports were used to characterize current and future economic development plans and market forecasts. Information was also collected through interviews with government representatives responsible for community and economic development and chambers of commerce.</p> <p>Section 7.3.2.3.4 Small Vessel Traffic includes data on recreational boating routes and destinations, and marine based tourism activities.</p> <ul style="list-style-type: none">• The waters in Queen Charlotte Channel are shown to have the highest number of hours for large pleasure craft and yacht vessels (which excludes smaller vessels of less than 30 m) within the local assessment area, based on data available for 2010. These waters also represent the highest density of large commercial vessel traffic in the local assessment area.• Recreational boating is reported to be busiest in July and August, but the main boating season runs from May until September and can occur year-round. Recreational boating routes to destinations in the local assessment area are shown to follow the established shipping route to Squamish, and intersect it at various locations including Anvil Island, Lions Bay, Bowyer Island, Bowen Island, Horseshoe Bay, Snug Cove Whytecliff Point and Fisherman's Cove. <p>According to the Canadian Coast Guard, there were a total of 12,909 large vessel movements in Howe Sound in 2013, all enabled by existing navigational aids along the route. The Woodfibre LNG Project will bring three to four LNG carriers to the site each month.</p> <p>BC Ferries has not identified scheduling delays or interruptions as a potential effect.</p> <p>Following detailed discussions with BC Ferries, Pacific Pilotage Authority and BC Coast Pilots, it has been determined that there will be no serious effect to BC Ferries when sharing the waterway near Horseshoe Bay with LNG carriers. Coordination with these vessels will follow normal communication protocols under the Marine Communication and Traffic Services (MCTS).</p> <p>Woodfibre LNG Limited has committed to further consultation with recreation stakeholder groups in Howe Sound to identify concerns and, where practical, additional mitigation measures to reduce effects.</p> <p>Please also refer to the Marine Transport and Marine Recreation information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
463(ii)	March 12, 2015	Personal Information Withheld - Bowen Island, British Columbia	2. The ferries are already often overloaded and sometimes run late. Further disruption will seriously effect tourism, business and our lifestyles. Should this project go ahead, traffic to Vancouver Island, the Sunshine Coast and Bowen Island will be seriously compromised and Real Estate values will tumble. Tourism, which is such an important source of revenue for BC, will slow down dramatically. People come to this area because of the pristine beauty and open sea to sky sight lines, the relatively calm waters for boating and ferry crossings. How can tankers be allowed in such sacred places!	Tourism	<p>An assessment of the effect of the LNG carriers on other marine traffic is included in Section 7.3 Marine Transport of the Application. BC Ferries has not identified scheduling delays or interruptions as a potential effect.</p> <p>Following detailed discussions with BC Ferries, Pacific Pilotage Authority and BC Coast Pilots, it has been determined that there will be no serious effect to BC Ferries when sharing the waterway near Horseshoe Bay with LNG carriers. Coordination with these vessels will follow normal communication protocols under the Marine Communication and Traffic Services (MCTS).</p> <p>Woodfibre LNG Limited is of the view that the Woodfibre site is the right fit for an LNG facility. It features: zoned industrial, more than 100 years of industrial use, deepwater port, access to established shipping routes, access to FortisBC pipeline, access to BC Hydro transmission grid, and access to labour force.</p> <p>Woodfibre LNG Limited is also of the view that tourism and industry can work together to create responsible economic development in Squamish. BC Ferries and Squamish Terminals have shown how industry can successfully coexist with local tourism and recreation, and Woodfibre LNG Limited is working hard to follow that example.</p> <p>An assessment of the potential effects of the Project on tourism is included in Section 6.2 Labour Market and Section 6.3 Sustainable Economy. The Application concluded that there were no Project-related significant adverse residual effects to the economy.</p> <p>The Application assesses the potential effects of the Project to outdoor recreation in Section 7.4 Land and Resource Use. With the proposed mitigation, it is not likely that there will be significant residual effects to outdoor recreation.</p>	
463(iii)	March 12, 2015	Personal Information Withheld - Bowen Island, British Columbia	3. The system of bulk, "one time through" sea water cooling has recently been DECLARED ILLEGAL on the "open to the Pacific Ocean", California coast because of the extreme damage it has already done to sea life there. Most of the California oil and nuclear plants have recently been converted to "Air Cooling", at great expense. How can our Governments possibly even consider allowing one-time-through cooling in the confined waters of Howe Sound.	Seawater Cooling System	<p>All discharges to the marine environment will comply with applicable legislation and guidelines, including the BC Water Quality Criteria (marine and estuarine life), the Canadian Environmental Quality Guidelines (water quality guidelines for the protection of aquatic life – marine), and the Fisheries Act. The seawater cooling system will require a waste discharge permit under section 14 of the <i>Environmental Management Act</i>. Woodfibre LNG Limited is legally required to comply with all requirements as outlined in the permit.</p> <p>California did not ban seawater cooling. Section 316(b) of the US <i>Clean Water Act</i> requires the Environmental Protection Agency (EPA) to issue regulations on the design and operation of intake structures, in order to minimize adverse environmental impacts⁸. The EPA brought regulations into force in 2014 that cover facilities that withdraw more than two million gallons per day (315 m³/h) of cooling water. These regulations govern the controls that must be in place at new and existing plants related to entrainment and impingement of marine organisms.</p> <p>In selecting a preferred cooling method, Woodfibre LNG Limited considered environmental effects, regulatory issues, and capital and operating cost considerations (e.g., maintenance, reliability, energy efficiency). Reliability and maintainability of heat exchangers is perhaps the most critical factor in the consideration of the preferred cooling media.</p> <p>Linde Group (2014) conducted a cooling study on seawater vs. air cooling, and WorleyParsons (2013) conducted a cooling media study on the following cooling media options:</p>	

⁸ Source: <http://water.epa.gov/lawsregs/lawsguidance/cwa/316b/upload/Final-Regulations-to-Establish-Requirements-for-Cooling-Water-Intake-Structures-at-Existing-Facilities.pdf>

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
					<ul style="list-style-type: none">air coolingevaporative coolingfreshwater cooling from local streamsseawater cooling from Howe Sound <p>Through this study, seawater cooling was chosen as the preferred cooling media. Seawater is one of the most abundant and efficient cooling mediums available^[1]. Seawater cooling produces less environmental noise and visual effects than air cooling. During operation, it is preferable that the cooling medium be at a consistent temperature through the year. The seawater temperature fluctuations are less over the year than the temperature fluctuations of the air or creek water.</p> <p>In addition, Woodfibre LNG Limited would like to note that two of the factors that Woodfibre LNG Limited took into consideration when assessing alternatives was public concern about noise and visual effects from using air cooling.</p> <p>Additional information on the seawater cooling system intake and discharge was provided to the EAO on April 23, 2015. Please also refer to the Seawater Cooling System information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
463(iv)	March 12, 2015	Personal Information Withheld - Bowen Island, British Columbia	My concern and question is: How can you, our elected Government and Protector, consider allowing the desiccation and destruction of our Howe Sound, OUR CANADA?	EA Process	<p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that there were no Project-related significant adverse residual effects to the environment.</p>	
464(i)	March 12, 2015	Elisabeth Delaney - Squamish, British Columbia	<p>I am a Squamish resident and do not approve of the proposed Woodfibre LNG Project. There are numerous reasons as to why, but putting it succinctly my concerns lie with the following;</p> <ul style="list-style-type: none">negative environmental effects on the slow and fragile recovering Howe Sound	Effects of the Project on the Environment	<p>Thank you for your comment.</p> <p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
464(ii)	March 12, 2015	Elisabeth Delaney - Squamish, British Columbia	<ul style="list-style-type: none">short-term economic fix; does not promote long-term sustainable economic planning	Economic Sustainability	<p>Accounting and Consulting firm MNP found the following economic benefits of the project (2014 CAD):</p> <ul style="list-style-type: none">\$83.7 MILLION: Estimated in tax revenue for all three levels of government during the construction phase of the Project.\$86.5 MILLION: Estimated in tax revenue for all three levels of government per year of operation.\$243.3 MILLION: Estimated to the District of Squamish, Resort Municipality of Whistler, Electoral Area D of Squamish-Lillooet Regional District, Squamish First Nation communities, and Metro Vancouver gross domestic product (GDP) during construction and more than\$122.8 MILLION in GDP per year during operation. <p>Please also refer to the Sustainable Economy information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
464(iii)	March 12, 2015	Elisabeth Delaney - Squamish, British Columbia	<ul style="list-style-type: none">- negative effects on tourism	Tourism	<p>Woodfibre LNG Limited is of the view that the Woodfibre site is the right fit for an LNG facility. It features: zoned industrial, more than 100 years of industrial use, deepwater port, access to established shipping routes, access to FortisBC pipeline, access to BC Hydro transmission grid, and access to labour force.</p> <p>Woodfibre LNG Limited is also of the view that tourism and industry can work together to create responsible economic development in Squamish. BC Ferries and Squamish Terminals have shown how industry can successfully coexist with local tourism and recreation, and Woodfibre LNG Limited is working hard to follow that example.</p> <p>An assessment of the potential effects of the Project on tourism is included in Section 6.2 Labour Market and Section 6.3 Sustainable Economy. The Application concluded that there were no Project-related significant adverse residual effects to the economy.</p> <p>The Application assesses the potential effects of the Project to outdoor recreation in Section 7.4 Land and Resource Use. With the proposed mitigation, it is not likely that there will be significant residual effects to outdoor recreation.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
464(iv)	March 12, 2015	Elisabeth Delaney - Squamish, British Columbia	<ul style="list-style-type: none">lack of long term employment locals	Employment	<p>Woodfibre LNG will develop a Local Hiring Strategy, a Local Training Strategy and Local and Regional Procurement Strategy in order to ensure that the local workforce and economy can realize (to the maximum extent possible) the potential economic benefits of the Project. These strategies will ensure that the labour force is well-positioned to seek Project employment based on individual capacities to supply needed skills; maximize employment opportunities for residents in Squamish, Whistler and Metro Vancouver; and ensure that local and regional businesses can access the benefits of increased demand for goods and services from the Project.</p> <p>An independent third party economic impact assessment of the proposed Woodfibre LNG project is included in the Application. Accounting and Consulting firm MNP found the following economic benefits of the Project (2014 CAD):</p> <p>CONSTRUCTION JOBS</p> <ul style="list-style-type: none">Create 650+ jobs each year of construction.Create an additional 1,080+ jobs (indirect* and induced** employment) during the construction phase of the Project. <p>LONG-TERM OPERATION JOBS</p> <ul style="list-style-type: none">Create 100+ local jobs during operation.Create an additional 330+ local jobs (indirect* and induced**) during operation. <p>*Indirect impacts arise from changes in activity for suppliers.</p> <p>**Induced impacts arise from shifts in spending on goods and services as a consequence of changes to the payroll of the directly and indirectly affected businesses.</p> <p>For more information, please refer to Section 2.6 Project Benefits of the Application. Additional benefits from the Project are described in greater detail in Section 6.2 Labour Market, Section 6.3 Sustainable Economy and Section 7.2 Infrastructure and Community Services.</p>	
464(v)	March 12, 2015	Elisabeth Delaney - Squamish, British Columbia	<ul style="list-style-type: none">the Indonesian owner of the WLNG has a bad business record that I do not support not want to see for our town <p>Please see the bigger picture with this project - there can be creative ways to increase tax revenue for BC and the district of Squamish, and assuming all the environmental risk of a high profile project, without reaping may benefits, is not the solution.</p>	Corporate Ownership	<p>The Woodfibre LNG Project is owned by Woodfibre LNG Limited, a privately held Canadian company based in Vancouver with a Community Office in Squamish.</p> <p>Woodfibre LNG Limited is a subsidiary of Pacific Oil and Gas (PO&G) which develops, builds, owns and operates projects throughout the energy supply chain.</p> <p>Woodfibre LNG Limited intends to operate in a manner consistent with its core values of a triple bottom line approach, where results benefit the community, the country and the company.</p> <p>Woodfibre LNG will comply with all applicable regional, provincial and federal laws, regulations, guidelines and standards including but not limited to: employment standards; health and environmental regulations and standards; taxation; and, First Nations agreements.</p>	
465	March 12, 2015	John Adams - North Vancouver, British Columbia	I oppose this project. Having lived beside Howe Sound nearly my entire life, I am strongly opposed to the government plan to create the Woodfibre LNG plant.	LNG Project	Thank you for the comment.	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
466	March 13, 2015	Personal Information Withheld - Bowen Island, British Columbia	I am absolutely opposed to the LNG development on Howe Sound. We have just seen a retrn of whales and dolphins to these waters after decades of damage. The sound is now just recovering, please protect it.	LNG Project	<p>Thank you for your comment.</p> <p>The goal of Woodfibre LNG Limited is to develop a project that provides sustained economic growth while continuing to support the work that has been done to improve Howe Sound.</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>An assessment of the potential effects of the Project on marine mammals is included in Section 5.19 Marine Mammals, and includes an assessment of the effects of noise. The Application concluded that there is the potential to marine mammals to experience short-term behavioural disturbances from construction activity (pile driving) and vessel traffic.</p> <p>Woodfibre LNG Limited will retain a contractor to perform underwater acoustic monitoring for pre, during and post Project construction. The underwater monitoring will collect underwater sound levels and marine mammal presence (e.g., of those species present, their frequency and seasonality). This will contribute further to baseline information for both underwater sound levels and mammal presence in the Project area and in the vicinity of the Project site to monitor potential changes of marine mammals over time.</p> <p>Please also refer to the Marine Mammals information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
467(i)	March 13, 2015	Chris Joseph - Squamish, British Columbia	<p>I have several concerns with this LNG project:</p> <ul style="list-style-type: none"> that the economic benefits will not be as great as the proponent's studies suggest; 	Economic Justification of the Project	<p>An independent third party economic impact assessment of the proposed Woodfibre LNG project is included in the Application. Accounting and Consulting firm MNP found the following economic benefits of the project (2014 CAD):</p> <p>CONSTRUCTION JOBS</p> <ul style="list-style-type: none"> Create 650+ jobs each year of construction. Create an additional 1,080+ jobs (indirect* and induced** employment) during the construction phase of the Project. <p>LONG-TERM OPERATION JOBS</p> <ul style="list-style-type: none"> Create 100+ local jobs during operation. Create an additional 330+ local jobs (indirect* and induced**) during operation. <p>*Indirect impacts arise from changes in activity for suppliers.</p> <p>**Induced impacts arise from shifts in spending on goods and services as a consequence of changes to the payroll of the directly and indirectly affected businesses.</p> <p>Accounting and Consulting firm MNP found the following economic benefits of the project (2014 CAD):</p> <ul style="list-style-type: none"> \$83.7 MILLION: Estimated in tax revenue for all three levels of government during the construction phase of the Project. \$86.5 MILLION: Estimated in tax revenue for all three levels of government per year of operation. \$243.3 MILLION: Estimated to the District of Squamish, Resort Municipality of Whistler, Electoral Area D of Squamish-Lillooet Regional District, Squamish First Nation communities, and Metro Vancouver gross domestic product (GDP) during construction and more than \$122.8 MILLION in GDP per year during operation. <p>Please also refer to the Sustainable Economy information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
467(ii)	March 13, 2015	Chris Joseph - Squamish, British Columbia	<ul style="list-style-type: none"> that decision-makers will be given economic benefit information for not just the local area but also for other parts of BC and even Canada, while at the same time decision-makers are only given negative impact information for the local area (and so there will be a mismatch of benefit and cost information, skewing our sense of the net benefits of the project); 	Economic Justification of the Project	Thank you for the comment.	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
467(iii)	March 13, 2015	Chris Joseph - Squamish, British Columbia	<ul style="list-style-type: none">that Howe Sound's marine ecosystem- which seems to be rebounding from decades of industrial development - will be affected and prevented from really bouncing back; and	Effects of the Project on Marine Ecosystem	<p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>All discharges to the marine environment will meet or exceed applicable legislation and guidelines, including the BC Water Quality Criteria (marine and estuarine life), the Canadian Environmental Quality Guidelines (water quality guidelines for the protection of aquatic life – marine), and the Fisheries Act. The seawater cooling system will require a waste discharge permit under section 14 of the <i>Environmental Management Act</i>. Woodfibre LNG Limited is legally required to comply with all requirements as outlined in the permit.</p> <p>For more information on the effects of the Project on marine water quality please refer to Section 5.10 Marine Water Quality. Additional components of the marine environment that have been assessed include Freshwater Fish and Fish Habitat (Section 5.15), Marine Benthic Habitat (Section 5.16), Forage Fish and Other Fish (Marine) (Section 5.18) and Marine Mammals (Section 5.19). A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p>	
467(iv)	March 13, 2015	Chris Joseph - Squamish, British Columbia	<ul style="list-style-type: none">that this project will further enmesh our economy in fossil fuels when we really need to be going the opposite way to address climate change (yes natural gas is a relatively clean fossil fuel, but this isn't good enough considering current atmospheric concentrations of carbon - we need to get off of fossil fuels).	Climate Change	<p>Natural gas is the cleanest burning fossil fuel and has been identified as the best and most reliable way to help transition away from high-emission fuels such as oil and coal. This is particularly true in energy-hungry Asian markets, where Woodfibre LNG Limited plans to sell its product. In fact, replacing just one 500 Megawatt coal-fired power plant with natural gas fueled power generation for one year equates to taking 557,000 cars off the roads over the same time period⁹.</p> <p>Section 5.3 Greenhouse Gas Management of the Application includes an assessment of the potential Project-related effects to greenhouse gases. The influence of Project-related greenhouse gas emissions on climate change was evaluated by assessing whether any measurable change in climate could result from the Project-generated greenhouse gas emissions. The relatively minor increase in global emissions associated with the Project would correspond to a change in climate that is unlikely to be measurable.</p>	

⁹ Centre for Liquefied Natural Gas. http://www.lngfacts.org/resources/CLNG-PACE_Study_one-pager.pdf.

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
468	March 13, 2015	Steve Karagianis - Gibsons, British Columbia	I love Howe Sound and have been living and working along its shores for 16 years. I have seen some beautiful changes recently, with the marine health on the upswing after decades of degradation from industrial activity. I absolutely do not want more big industrial projects in Howe Sound. Big business has come in, devoured the resources, and then left a big mess for us taxpayers to clean-up. Never again! The economic benefits are highly questionable, so why risk the health of our beloved Sound?	Industrial Legacy Recovery of Howe Sound	<p>Thank you for your comment.</p> <p>The goal of Woodfibre LNG Limited is to develop a project that provides sustained economic growth while continuing to support the work that has been done to improve Howe Sound.</p> <p>The Woodfibre site has been used for industrial purposes for 100 years and continues to be zoned for this use. Woodfibre LNG's purchase of the property was contingent on its former owner, Western Forest Products (WFP), obtaining a Certificate of Compliance (COC) from the BC Ministry of Environment (MOE). On December 22, 2014, the MOE issued two COCs for the Woodfibre property. The COCs confirm that WFP has cleaned up the site to acceptable contaminant levels and existing site contamination does not pose an ecological or human health risk. These COCs include conditions related to monitoring and management of residual contamination, and reporting requirements that must be undertaken by a BC MOE Approved Professional.</p> <p>Woodfibre LNG Limited intends to perform additional remediation and ecosystem restoration in the Project area once the property sale is complete. Plans for additional remediation include the removal of approximately 3000 existing creosote-coated piles from the waterfront in the Project area, the creation of a Green Zone around Mill Creek, and the containment and closure of the on-site landfill. This work will be carried out in partnership with the local Streamkeepers Society and other relevant groups, where suitable so that local conservation and restoration targets can be met (please refer to Section 2.6.7 Ecological Benefits of the Application).</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
469	March 13, 2015	Bill Carr - Bowen Island, British Columbia	<p>The concern is heat pollution in Howe Sound. In most manufacturing processes a lot of heat originates that must be released into the environment, because it is waste heat. The cheapest way to do this is to withdraw nearby surface water, pass it through the plant, and return the heated water to the body of surface water. The heat that is released in the water has negative effects on all life in the receiving surface water. This is the kind of pollution that is commonly known as heat pollution or thermal pollution. The warmer water decreases the solubility of oxygen in the water and it also causes water organisms to breathe faster. Many water organisms will then die from oxygen shortages, or they become more susceptible to diseases.</p>	Seawater Cooling System	<p>Thank you for your comment.</p> <p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>All discharges to the marine environment will meet or exceed applicable legislation and guidelines, including the BC Water Quality Criteria (marine and estuarine life), the Canadian Environmental Quality Guidelines (water quality guidelines for the protection of aquatic life – marine), and the Fisheries Act. The seawater cooling system will require a waste discharge permit under section 14 of the <i>Environmental Management Act</i>. Woodfibre LNG Limited is legally required to comply with all requirements as outlined in the permit.</p> <p>The seawater cooling system will be designed to meet BC water quality guidelines. The release temperature of the seawater will be less than 21°C or 10°C above ambient water temperature of Howe Sound, whichever is less. Near-field simulation modeling shows that, with a release temperature of 10°C greater than the ambient temperature, the total volume of water that would have a temperature greater than 1°C above ambient is 125 m³ (for context, this volume is approximately 5% or 1/20th of an Olympic-size pool). This volume will not increase over time</p> <p>Residual levels of chlorine at the discharge ports will be less than 0.02 mg/L. This is much less than the chlorine in drinking water, which is approximately 0.04 mg/L to 2.0 mg/L.</p> <p>The effects of the Project on marine water quality is assessed in Section 5.10 Marine Water Quality. Additional components of the marine environment that have been assessed include Freshwater Fish and Fish Habitat (Section 5.15), Marine Benthic Habitat (Section 5.16), Forage Fish and Other Fish (Marine) (Section 5.18) and Marine Mammals (Section 5.19). A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that there were no Project-related significant adverse residual effects to the environment.</p> <p>Additional information on the seawater cooling system intake and discharge was provided to the EAO on April 23, 2015. Please also refer to the Seawater Cooling System Information Sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
470	March 13, 2015	Daniel Hudson - Squamish, British Columbia	<p>Cooling water: This technique for disposing of coolant water has been banned in many parts of the world, including California's 21 seaside power plants and in New York. It is very destructive to the marine environment – killing everything in the water column it sucks in. This in a Sound whose marine life is just now recovering from its past industrial devastation. Pacific Northwest LNG is not proposing it for its Prince Rupert plant. Why is Woodfibre proposing this outdated and damaging</p>	Seawater Cooling System	<p>Thank you for the comment. For a response to this comment, please refer to the “Woodfibre LNG Limited May 2015 Memo to Frequently Asked Questions”, comment # 1.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
			cooling method?			

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
471	March 13, 2015	Melyssa Hudson - Squamish, British Columbia	There are two known earthquake thrust faults right at the proposed plant . This in an area the Squamish Nation calls "earthquake alley". Also, the pier at Woodfibre has been known to periodically slump into the depths – most recently in 1955, when it took an onshore warehouse with it. Why is this even being considered as a suitable site for a dangerous LNG plant?	Seismic Hazard	<p>Thank you for the comment.</p> <p>Woodfibre LNG is designing and building a facility that prevents or minimizes the potential effects of geotechnical and natural hazards. Third party independent experts have conducted a detailed investigation and review of geotechnical and natural hazards of the Woodfibre site.</p> <p>The Project will be designed:</p> <ul style="list-style-type: none">• For a one in 2,475 year earthquake.• In accordance with CSAZ276, Liquefied Natural Gas Production, Storage and Handling, with respect to their specific requirements for seismic design of LNG plants.• To address the potential for liquefaction, ground improvements will be undertaken as part of Project construction and if deemed necessary, critical infrastructure will be moved to other locations within the project site• If a ship is at dock at the time of a seismic event, and the movement between the LNG carrier and the floating storage and offloading unit (FSO) is outside safe operating parameters, the LNG transfer will safely shutdown and release the LNG carrier from its mooring and allow it to naturally move away from the FSO with assistance from the tugs on standby.• Project components, including bridges, will be designed for the 200-year instantaneous peak flows on Mill Creek and Woodfibre Creek.• Buildings will be constructed at different elevations that correspond to their risk category in case of flooding.• Qualified professionals will be engaged to conduct a debris flow and debris hazard assessment prior to construction.• To address the potential effects associated with wildfire, a fuel hazard assessment will be conducted based on the Guide to Fuel Hazard Assessment and Abatement in British Columbia.• Seismic monitors will be installed on critical process equipment and linked to the facility's ESD (Emergency Shutdown System). Should a seismic event occur, and the vibration experienced is outside the designed parameters of the seismic monitors, the facility (via the ESD) will automatically trip and place itself in fail-safe mode.• Project components will be designed to accommodate a sea level rise of 0.5 metres.	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
472(i)	March 13, 2015	Personal Information Withheld - Bowen Island, British Columbia	<p>I wish to voice my concern and strong disapproval of the Woodfibre LNG Project. After reading the Executive Summary (expecting anyone to be able to read and digest the entire 1000's of pages of the report is ludicrous). I am not convinced that the overall benefit of the Woodfibre Project outweighs the potential downside</p> <p>First, The number of full-time permanent jobs is not significant and there is no guarantee they will be available to local applicants. In my opinion, The commitment statement below (in quotation marks) is 'weak'. Undertaking a local 'hiring strategy' and 'actually hiring' local workers are very different.</p> <p>"WLNG has committed to undertaking a local hiring strategy and a local training strategy to enhance the likelihood that LAA residents are well-positioned to seek these opportunities based on their individual capacities to supply the needed skills on a timely basis. In addition, WLNG will monitor the progress of the local hiring strategy and the local training strategy and issue an annual report on hiring and training results for the Project construction and operation phases."</p> <p>The recent resurgence of a healthy Howe Sound and its potential for a substantial and sustainable tourism industry (an excellent example is the Sea-to-Sky Gondola) with actual paying jobs, seems a much better local economic alternative than a vaguely defined 'hiring strategy'.</p>	Economic Benefits of the Project	<p>Thank you for your comments.</p> <p>Woodfibre LNG will develop a Local Hiring Strategy, a Local Training Strategy and Local and Regional Procurement Strategy in order to ensure that the local workforce and economy can realize (to the maximum extent possible) the potential economic benefits of the Project. These strategies will ensure that the labour force is well-positioned to seek Project employment based on individual capacities to supply needed skills; maximize employment opportunities for residents in Squamish, Whistler and Metro Vancouver; and ensure that local and regional businesses can access the benefits of increased demand for goods and services from the Project.</p> <p>An independent third party economic impact assessment of the proposed Woodfibre LNG project is included in the Application. Accounting and Consulting firm MNP found the following economic benefits of the project (2014 CAD):</p> <p>CONSTRUCTION JOBS</p> <ul style="list-style-type: none">• Create 650+ jobs each year of construction.• Create an additional 1,080+ jobs (indirect* and induced** employment) during the construction phase of the Project. <p>LONG-TERM OPERATION JOBS</p> <ul style="list-style-type: none">• Create 100+ local jobs during operation.• Create an additional 330+ local jobs (indirect* and induced**) during operation. <p>*Indirect impacts arise from changes in activity for suppliers.</p> <p>**Induced impacts arise from shifts in spending on goods and services as a consequence of changes to the payroll of the directly and indirectly affected businesses.</p> <p>Please also refer to the Sustainable Economy information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
472(ii)	March 13, 2015	Personal Information Withheld - Bowen Island, British Columbia	<p>Secondly, I'm not convinced that the recycling of the heated water back into Howe Sound is the best environmental option. I believe that California does not allow this. The current administration has touted this project as 'world class', if so, we should be adopting 'world-class best practices'.</p>	Seawater Cooling System	<p>California did not ban seawater cooling. Section 316(b) of the US Clean Water Act requires the Environmental Protection Agency (EPA) to issue regulations on the design and operation of intake structures, in order to minimize adverse environmental impacts¹⁰. The EPA brought regulations into force in 2014 that cover facilities that withdraw more than two million gallons per day (315 m³/h) of cooling water. These regulations govern the controls that must be in place at new and existing plants related to entrainment and impingement of marine organisms.</p> <p>All discharges to the marine environment will comply with applicable legislation and guidelines, including the BC Water Quality Criteria (marine and estuarine life), the Canadian Environmental Quality Guidelines (water quality guidelines for the protection of aquatic life – marine), and the Fisheries Act. The seawater cooling system will require a waste discharge permit under section 14 of the <i>Environmental Management Act</i>. Woodfibre LNG Limited is legally required to comply with all requirements as outlined in the permit.</p> <p>Additional information on the seawater cooling system intake and discharge was provided to the EAO on April 23, 2015. Please also refer to the Seawater Cooling System information sheet that has been prepared as part of the Woodfibre LNG Limited Response to</p>	

¹⁰ Source: <http://water.epa.gov/lawsregs/lawsguidance/cwa/316b/upload/Final-Regulations-to-Establish-Requirements-for-Cooling-Water-Intake-Structures-at-Existing-Facilities.pdf>

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
					Public Comments.	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
472(iii)	March 13, 2015	Personal Information Withheld - Bowen Island, British Columbia	Thirdly, To date, the LNG industry has an excellent safety record. However, past success does not guarantee future success. There is a risk--no matter how minimal--associated with LNG tankers in Howe Sound. (See Sandia Labs: reports of 2004 and 2008). Admittedly, the possibility of an accident is very small. However, the consequences (worst case scenario) are potentially grave. I want to know--in concrete terms--what will be done to mitigate the risk and what procedures will be in place in case of a catastrophic failure. Proponents of the project are not addressing--or even acknowledging--these possible risks. I believe this is irresponsible and it makes me doubt the integrity of the entire process.	Safety	<p>At Woodfibre LNG, safety is the number one priority.</p> <p>Woodfibre LNG will be designed for the safe and efficient handling of liquefied natural gas, both on land and on water. This includes standards set out in the BC Oil and Gas Activities Act and the associated Liquefied Natural Gas Facility Regulation, national and BC building codes, as well as national and international standards, guidelines and codes of practice where there are no applicable codes for BC.</p> <p>The Accidents and Malfunctions section (Section 11.0) of the Application assessed the consequence and frequency of effects resulting from credible worst case scenarios for the Project. It showed that potential risks to the public were within the tolerable risk criteria regulated by the BC Oil and Gas Commission (OGC). The OGC will include a review of the quantitative risk assessment for this Project in the permit application review to confirm that the study and results meet the regulated requirements. Additional information on accidents and malfunctions was provided to the EAO on April 29, 2015. During operation, major accidents at LNG facilities are very rare. LNG is not explosive in an unconfined environment. Two fire / vapour cloud explosions at LNG facilities are known to have occurred in the past 60 years. A vapour cloud and fire in Ohio occurred in 1944 because of leaks from an LNG tank constructed from inappropriate material, and in 2004 an explosion occurred in Algeria because of a steam boiler problem (boilers are not part of the Project design). Standards for modern LNG facilities have benefited from the lessons learned from these accidents, and include design requirements that avoid these accidents.</p> <p>Liquefied natural gas has been shipped safely around the world for more than 50 years. There has never been a recorded incident involving a loss of containment of an LNG carrier at sea. LNG carriers are among the most modern and sophisticated ships in operation. These ships have robust containment systems, double-hull protection and are heavily regulated by international and federal standards.</p> <p>Subject to the recommendations of Transport Canada's Technical Review Process of Marine Terminal Systems and Transshipment Sites (TERMPOL) Review Committee, which includes Transport Canada, Pacific Pilotage Authority, BC Coast Pilots and Canadian Coast Guard, Woodfibre LNG has always maintained that it would deploy at least three tugs, at least one of which will be tethered, to provide a dynamic safety awareness zone for recreational and pleasure craft around the LNG carrier during its transit within Howe Sound. This dynamic safety awareness zone would extend up to 50 metres on either side of the vessel and up to 500 metres in front and, being dynamic in nature, would be transient with the movement of the LNG carrier. This arrangement of tugs also serves as an emergency provision to address contingencies that may require the vessel to stop or engage in manoeuvres at very short notice.</p> <p>Please also refer to Public Safety and Marine Transport information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
472(iv)	March 13, 2015	Personal Information Withheld - Bowen Island, British Columbia	<p>Finally, Provincial revenues from the project are slated to be based upon Woodfibre's profitability. If the Project is not profitable, then the Province takes the financial hit. That's like me telling BC Hydro, I'll pay my hydro bill only if my business is profitable. If we need to cut deals like this in order to entice foreign companies to do business with us, I'd prefer we keep the resources in the ground until they are worth enough that an interested party is willing to pay their full value.</p> <p>In summary, this are just a sample of my objections, there are many other issues associated with the Woodfibre LNG project that I find objectionable. They are too numerous to mention. This project appears to be driven by political needs of the current government and not the economical needs of the region. It is ill conceived, short-sighted and should not be allowed.</p>	Economic Justification of the Project	<p>Woodfibre LNG Limited took ownership of the Woodfibre site in February 2015, and is already contributing to the District of Squamish's tax revenue. Should the Project go ahead, Woodfibre LNG will contribute directly to government revenue as follows:</p> <p>\$83.7 MILLION: Estimated in tax revenue for all three levels of government during the construction phase of the Project.</p> <p>\$86.5 MILLION: Estimated in tax revenue for all three levels of government per year of operation.</p> <p>\$243.3 MILLION: Estimated to the District of Squamish, Resort Municipality of Whistler, Electoral Area D of Squamish-Lillooet Regional District, Squamish First Nation communities, and Metro Vancouver gross domestic product (GDP) during construction and more than \$122.8 MILLION in GDP per year during operation.</p> <p>For more information see Section 2.6 Project Benefits of the Application.</p> <p>Please also refer to the Sustainable Economy information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
473	March 13, 2015	Personal Information Withheld - Coquitlam, British Columbia	<p>I support David Russell's comments posted February 27th. As a resident on Parkway Blvd in Coquitlam I can confirm his observation regarding the topography between Eagle Mountain to the West and Ridge Park to the East and the reflection of sound that occurs from the Eagle Mountain Compressor Station. In particular, the first line of trees behind homes on Parkway along the raparian protected zone of the creek can at times make the sounds seem even louder at the rear of the homes than in the front. Also, the drone of the existing compressors can be readily heard on the trails in Ridge Park which are up to 50 meters higher than Parkway Blvd.</p>	Pipeline	<p>Woodfibre LNG notes that the comment is in reference to the Fortis BC Eagle Mountain Pipeline Expansion Project. FortisBC's Eagle Mountain – Woodfibre Gas Pipeline Project is undergoing a separate environmental assessment certificate application review process. Please see EAO website for more information: http://a100.gov.bc.ca/appsdata/epic/html/deploy/epic_document_406_38521.html</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
474	March 13, 2015	Personal Information Withheld - Sunshine Coast, British Columbia	<p>I want to register my opposition to the proposed LNG facility in The Howe Sound. At this point the area is gradually recovering from past human mismanagement. Presently, proposals are being considered for waste incineration, gravel extraction, as well as logging. Besides the obvious environmental impacts of these industries, they all add to the navigational risks on the sound. Furthermore, the Salish Sea is being considered for increased traffic carrying coal and oil for export. We are in a position to manage the Howe Sound in a sustainable way for future generation. Allowing LNG to happen in would be detrimental in this respect.</p>	LNG Project	<p>Thank you for the comment.</p> <p>Woodfibre LNG Limited is of the view that the Woodfibre site is the right fit for an LNG facility. It features: zoned industrial, more than 100 years of industrial use, deepwater port, access to established shipping routes, access to FortisBC pipeline, access to BC Hydro transmission grid, and access to labour force.</p> <p>Each transit of an LNG carrier, between the entrance to Howe Sound and the Woodfibre LNG terminal, is anticipated to last 2.5 hours in duration. The loading of each LNG carrier is anticipated to be complete within 24 hours.</p> <p>The Accidents and Malfunctions section (Section 11.0) of the Application assessed the consequence and frequency of effects resulting from credible worst case scenarios for the Project. It showed that potential risks to the public were within the tolerable risk criteria regulated by the BC Oil and Gas Commission (OGC). The OGC will include a review of the quantitative risk assessment for this Project in the permit application review to confirm that the study and results meet the regulated requirements. Additional information on accidents and malfunctions was provided to the EAO on April 29, 2015. Subject to the recommendations of Transport Canada's Technical Review Process of Marine Terminal Systems and Transshipment Sites (TERMPOL) Review Committee, which includes Transport Canada, Pacific Pilotage Authority, BC Coast Pilots and Canadian Coast Guard, Woodfibre LNG has always maintained that it would deploy at least three tugs, at least one of which will be tethered, to provide a dynamic safety awareness zone for recreational and pleasure craft around the LNG carrier during its transit within Howe Sound. This dynamic safety awareness zone would extend up to 50 metres on either side of the vessel and up to 500 metres in front and, being dynamic in nature, would be transient with the movement of the LNG carrier. This arrangement of tugs also serves as an emergency provision to address contingencies that may require the vessel to stop or engage in manoeuvres at very short notice.</p> <p>Woodfibre LNG will develop a Squamish Harbour Vessel Traffic Plan to identify strategies to minimize displacement of marine-based recreational activities. As a component of the Squamish Harbour Vessel Traffic Plan, Woodfibre LNG will also work with Matthews Southwest and Bethel Lands Corporation, and District of Squamish, to minimize displacement of recreation activity by Project-associated ferry and water taxi traffic that travels to and from the Project site.</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>Please also refer to the Marine Transport and Public Safety information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
475	March 14, 2015	William Rockliffe - Whistler, British Columbia	This is complete insanity! LNG in Howe Sound (enviromsmentally coming back since the closure of the Woodfibre pulp mill and one of the most valuable tourist corridors in B.C.) is NOT a profitable or environmentally responsible option!!! It will not be tolerated and must be stopped before it begins!	LNG Project	<p>Thank you for the comment.</p> <p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>The Woodfibre site has been used for industrial purposes for 100 years and continues to be zoned for this use. Woodfibre LNG's purchase of the property was contingent on its former owner, Western Forest Products (WFP), obtaining a Certificate of Compliance (COC) from the BC Ministry of Environment (MOE). On December 22, 2014, the MOE issued two COCs for the Woodfibre property. The COCs confirm that WFP has cleaned up the site to acceptable contaminant levels and existing site contamination does not pose an ecological or human health risk. These COCs include conditions related to monitoring and management of residual contamination, and reporting requirements that must be undertaken by a BC MOE Approved Professional.</p> <p>Woodfibre LNG Limited intends to perform additional remediation and ecosystem restoration in the Project area once the property sale is complete. Plans for additional remediation include the removal of approximately 3000 existing creosote-coated piles from the waterfront in the Project area, the creation of a Green Zone around Mill Creek, and the containment and closure of the on-site landfill. This work will be carried out in partnership with the local Streamkeepers Society and other relevant groups, where suitable so that local conservation and restoration targets can be met (please refer to Section 2.6.7 Ecological Benefits of the Application).</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
476	March 14, 2015	William Rockliffe - Whistler, British Columbia	This is complete insanity! LNG in Howe Sound (enviromsmentally coming back since the closure of the Woodfibre pulp mill and one of the most valuable tourist corridors in B.C.) is NOT a profitable or environmentally responsible option!!! It will not be tolerated and must be stopped before it begins!	LNG Project	<p>Thank you for the comment.</p> <p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>The Woodfibre site has been used for industrial purposes for 100 years and continues to be zoned for this use. Woodfibre LNG's purchase of the property was contingent on its former owner, Western Forest Products (WFP), obtaining a Certificate of Compliance (COC) from the BC Ministry of Environment (MOE). On December 22, 2014, the MOE issued two COCs for the Woodfibre property. The COCs confirm that WFP has cleaned up the site to acceptable contaminant levels and existing site contamination does not pose an ecological or human health risk. These COCs include conditions related to monitoring and management of residual contamination, and reporting requirements that must be undertaken by a BC MOE Approved Professional.</p> <p>Woodfibre LNG Limited intends to perform additional remediation and ecosystem restoration in the Project area once the property sale is complete. Plans for additional remediation include the removal of approximately 3000 existing creosote-coated piles from the waterfront in the Project area, the creation of a Green Zone around Mill Creek, and the containment and closure of the on-site landfill. This work will be carried out in partnership with the local Streamkeepers Society and other relevant groups, where suitable so that local conservation and restoration targets can be met (please refer to Section 2.6.7 Ecological Benefits of the Application).</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
477	March 14, 2015	Personal Information Withheld - Squamish, British Columbia	<p>I do not support the Woodfibre LNG project.</p> <p>BC has committed to reducing its climate-changing greenhouse gas emissions by a third by 2020, from its 2007 rates. It is impossible for the province to build a giant new LNG industry and still hold itself accountable to these incredibly important targets.</p> <p>Howe Sound is an ecological jewel within the Salish Sea, and has experienced a tremendous recovery from the ecological damage caused by its industrial past. A new industrial plant here would jeopardize the vibrant and recovering ecosystem.</p> <p>Howe Sound's watersheds deliver between \$800 million and \$4.7 billion each year in natural services. The Singapore-owned Woodfibre LNG will deliver minuscule levels of tax income for British Columbians.</p> <p>The BC government continues to ignore the potential for more sustainable jobs in an improved forestry sector by continuing its focus on the fracking and LNG industry.</p> <p>In order for concerned citizens to review all of the relevant information and appendices submitted by the project proponents for both Woodfibre LNG and the Fortis BC pipeline, they would have to review over 10,000 pages of technical material.</p> <p>Because of the amount of material and the way the submission has been packaged, it's almost impossible to address all pertinent issues in the time period allocated. The comment period should be further extended to allow for proper review.</p>	LNG Project	<p>Thank you for the comment. For a response to this comment, please refer to the "Woodfibre LNG Limited May 2015 Memo to Frequently Asked Questions", comment # 39 to 44.</p>	
478	March 14, 2015	Personal Information Withheld - West Vancouver, British Columbia	<p>Please, please, please do not make the mistake of ruining one of the most beautiful and livable locations in the world, for short term greed and a few short term jobs, at the expense of everyone's health and happiness.</p> <p>When Christy Clark campaigned for election, in a public campaign speech, she promised to focus on clean energy and technology. Where is the funding for investments in clean tech and technology jobs, which are higher-paying jobs with a great future, instead of short term jobs which pollute the environment and have no future? The proposed LNG plant would greatly decrease tourism dollars all through the sea to sky area, pollute the environment, and have adverse health effects, all for a few jobs that would last only a few years.</p>	LNG Project	<p>Thank you for the comment.</p> <p>The goal of Woodfibre LNG Limited is to develop a project that provides sustained economic growth while continuing to support the work that has been done to improve Howe Sound.</p> <p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>The potential effects of the Project on the public is assessed in Section 9.2 Public Health, and includes an assessment on community health and well-being (for example, population and demographics, education and training, alcohol and drug abuse and crime) and a human health risk assessment for Project-related</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
					<p>emissions. The assessments concluded that there were no Project-related significant adverse effects to public health.</p> <p>Woodfibre LNG Limited is of the view that the Woodfibre site is the right fit for an LNG facility. It features: zoned industrial, more than 100 years of industrial use, deepwater port, access to established shipping routes, access to FortisBC pipeline, access to BC Hydro transmission grid, and access to labour force.</p> <p>Woodfibre LNG Limited is also of the view that tourism and industry can work together to create responsible economic development in Squamish. BC Ferries and Squamish Terminals have shown how industry can successfully coexist with local tourism and recreation, and Woodfibre LNG Limited is working hard to follow that example.</p> <p>An assessment of the potential effects of the Project on tourism is included in Section 6.2 Labour Market and Section 6.3 Sustainable Economy. The Application concluded that there were no Project-related significant adverse residual effects to the economy.</p> <p>The Application assesses the potential effects of the Project to outdoor recreation in Section 7.4 Land and Resource Use. With the proposed mitigation, it is not likely that there will be significant residual effects to outdoor recreation.</p> <p>An independent third party economic impact assessment of the proposed Woodfibre LNG project is included in the Application. Accounting and Consulting firm MNP found the following economic benefits of the Project (2014 CAD):</p> <p>CONSTRUCTION JOBS</p> <ul style="list-style-type: none">• Create 650+ jobs each year of construction.• Create an additional 1,080+ jobs (indirect* and induced** employment) during the construction phase of the Project. <p>LONG-TERM OPERATION JOBS</p> <ul style="list-style-type: none">• Create 100+ local jobs during operation.• Create an additional 330+ local jobs (indirect* and induced**) during operation. <p>*Indirect impacts arise from changes in activity for suppliers.</p> <p>**Induced impacts arise from shifts in spending on goods and services as a consequence of changes to the payroll of the directly and indirectly affected businesses.</p> <p>For more information, please refer to Section 2.6 Project Benefits of the Application. Additional benefits from the Project are described in greater detail in Section 6.2 Labour Market, Section 6.3 Sustainable Economy and Section 7.2 Infrastructure and Community Services.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
479(i)	March 14, 2015	Jan Phelan - Squamish, British Columbia	<p>Every time I drive to Vancouver through Stanley Park, I marvel at the wisdom of the city fathers who long ago decided to create a park instead of developing that valuable piece of land for industrial or commercial purposes. A gift for all people for generations to come.</p> <p>We have that opportunity right now with Howe Sound.</p> <p>We have the most valuable resource in our recovering ecosystems in Howe Sound, and in it's spectacular beauty, far more valuable than any amount of money to be gained from the proposed LNG plant.</p> <p>The negative impact on tourism both in Squamish and Whistler as visitors travel up the beautiful Sea to Sky Highway, only to see huge ships in the Sound will be unfortunate.</p>	Effects of the Project on the Tourism	<p>Thank you for the comment.</p> <p>Woodfibre LNG Limited is of the view that the Woodfibre site is the right fit for an LNG facility. It features: zoned industrial, more than 100 years of industrial use, deepwater port, access to established shipping routes, access to FortisBC pipeline, access to BC Hydro transmission grid, and access to labour force.</p> <p>Woodfibre LNG Limited is also of the view that tourism and industry can work together to create responsible economic development in Squamish. BC Ferries and Squamish Terminals have shown how industry can successfully coexist with local tourism and recreation, and Woodfibre LNG Limited is working hard to follow that example.</p> <p>An assessment of the potential effects of the Project on tourism is included in Section 6.2 Labour Market and Section 6.3 Sustainable Economy. The Application concluded that there were no Project-related significant adverse residual effects to the economy.</p> <p>The Application assesses the potential effects of the Project to outdoor recreation in Section 7.4 Land and Resource Use. With the proposed mitigation, it is not likely that there will be significant residual effects to outdoor recreation.</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>Please also refer to the Sustainable Economy information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
479(ii)	March 14, 2015	Jan Phelan - Squamish, British Columbia	Not to mention the heated water containing chlorine - a terrible poison for the recovering marine life, wasting the time and money put into cleaning up the land and water from industry.	Seawater Cooling System	<p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>All discharges to the marine environment will meet or exceed applicable legislation and guidelines, including the BC Water Quality Criteria (marine and estuarine life), the Canadian Environmental Quality Guidelines (water quality guidelines for the protection of aquatic life – marine), and the Fisheries Act. The seawater cooling system will require a waste discharge permit under section 14 of the <i>Environmental Management Act</i>. Woodfibre LNG Limited is legally required to comply with all requirements as outlined in the permit.</p> <p>The seawater cooling system will be designed to meet BC water quality guidelines. The release temperature of the seawater will be less than 21oC or 10oC above ambient water temperature of Howe Sound, whichever is less. Near-field simulation modeling shows that, with a release temperature of 10oC greater than the ambient temperature, the total volume of water that would have a temperature greater than 1°C above ambient is 125 m³ (for context, this volume is approximately 5% or 1/20th of an Olympic-size pool). This volume will not increase over time.</p> <p>Residual levels of chlorine at the discharge ports will be less than 0.02 mg/L. This is much less than the chlorine in drinking water, which is approximately 0.04 mg/L to 2.0 mg/L.</p> <p>For more information on the effects of the Project on marine water quality please refer to Section 5.10 Marine Water Quality. Additional components of the marine environment that have been assessed include Freshwater Fish and Fish Habitat (Section 5.15), Marine Benthic Habitat (Section 5.16), Forage Fish and Other Fish (Marine) (Section 5.18) and Marine Mammals (Section 5.19). A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>Additional information on the seawater cooling system intake and discharge was provided to the EAO on April 23, 2015. Please also refer to the Seawater Cooling System and Marine Mammal information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
479(iii)	March 14, 2015	Jan Phelan - Squamish, British Columbia	<p>Why subject this beautiful province to destructive fracking that destroys and polutes our own environment, only to help China's with it's polution problems.</p> <p>Please please honour the incredible natural gifts that we have in Howe Sound and do NOT allow LNG to proceed!</p>	Hydraulic Fracturing	<p>Woodfibre LNG acknowledges the expressed concern regarding hydraulic fracturing. Hydraulic fracturing activities are outside the EA scope of the Project.</p> <p>Woodfibre LNG Limited is not engaged in oil or gas extraction or production activities. The gas delivered to the Project site will be supplied to the Project from western Canadian market hubs through an expansion of the existing gas transmission system by Fortis BC, and is the same gas that is supplied to Squamish, Metro Vancouver, Whistler, the Sunshine Coast and Vancouver Island through the Fortis BC pipeline system.</p> <p>Like other customers along the pipeline route, Woodfibre LNG will buy its feed gas from third party suppliers, potentially including aggregators. This natural gas will be delivered in a co-mingled stream through the Fortis BC pipeline to the site.</p> <p>Natural gas liquefied in the Woodfibre LNG facilities will be produced and processed primarily in the northeastern region of BC, but may also originate from other wells connected to the Western Canadian Gas Transmission System. The Oil & Gas Commission (OGC) regulates these extraction activities under the Oil & Gas Activities Act and related regulations.</p>	
480(i)	March 14, 2015	Personal Information Withheld - Bowen Island, British Columbia	<p>Bowen is n the 500m-1600m "hazard zone." Plus the statements below from the Sandia reports are quite disturbing for Howe Sound, in particular:</p> <ul style="list-style-type: none">• Zone 1: These are areas where LNG shipments occur in either narrow harbors or channels, pass under major bridges or over tunnels, or come within approximately 500 meters of major infrastructure elements, such as military facilities, population and commercial centers, or national icons. In these areas, the risk and consequences of a large LNG spill could be significant and have severe negative impacts. Thermal radiation can pose a severe public safety and property hazard and can damage or significantly disrupt critical infrastructure located in this area. (from the 2004 Sandia report)• The disadvantage of solid flame models is their inability to model more complex flame shapes such as those arising from irregular shaped pools or object interaction with the flame. Therefore, solid flame models are most appropriately used for sites where pool formation is not restricted, such as in wide or open waterways, harbors, bays, or open water. For sites where there are nearby shorelines or structures that can alter the nature of the pool spread and fire, such as modifying pool geometry or through fire interaction with structures, these models have diminished capability to predict hazards. (from the 2008 Sandia report)	Accidents and Malfunctions	<p>The Accidents and Malfunctions section (Section 11.0) of the Application assessed the consequence and frequency of effects resulting from credible worst case scenarios for the Project. It showed that potential risks to the public were within the tolerable risk criteria regulated by the BC Oil and Gas Commission (OGC). The OGC will include a review of the quantitative risk assessment for this Project in the permit application review to confirm that the study and results meet the regulated requirements. Additional information on accidents and malfunctions was provided to the EAO on April 29, 2015.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
480(ii)	March 14, 2015	Personal Information Withheld - Bowen Island, British Columbia	<p>In addition, although the safety risk may be low, the economic risks we face are certainly higher; in particular, a likely decrease in property values, new residents and visitors.</p> <p>The risk vs reward analysis just doesn't make since.</p>	Effects of the Project on Real Estate	<p>The Project site is accessible by water only, and there are no permanent residences or private property adjacent to or within several kilometres of the Project site. Real Estate Value was not selected as a valued component as the Project site is zoned for industrial use and a change of land use designation and zoning is not required.</p>	
481(i)	March 14, 2015	Personal Information Withheld - Bowen Island, British Columbia	<p>Among the many important reasons for denouncing the plan to build an LNG plant in Howe Sound near Woodfibre, I wish to speak for the thousands of children attending nine summer camps in and around Howe Sound. These children spend their time on the water sailing, canoeing, kayaking, swimming etc. My concerns for the additional, and very large, shipping traffic entering Howe Sound pose significant direct safety risks to these children and their leaders. These freighters may be traveling at moderate speeds (relative to their capability) but they will certainly be much faster than the children will be able to paddle, and the distance they require to stop or maneuver is immense. How will our government feel if even ONE child is injured or killed by an LNG ship nearly twice as large as the largest BC Ferry? The "cost of doing business" will be cold comfort to the parents and camp staff if this should ever come to pass.</p> <p>This direct safety concern alone is enough to give pause to most parents considering a summer program for their children, however it is not the biggest concern that the summer camps in Howe Sound have when considering this new industry in our midst.</p>	Safety	<p>Thank you for your comment.</p> <p>At Woodfibre LNG, safety is the number one priority.</p> <p>Woodfibre LNG expects that three to four LNG carriers will arrive at the site each month. The carriers will navigate through the established commercial shipping route in/out of Howe Sound (through Queen Charlotte Channel) to the Strait of Georgia and out to the Pacific Ocean.</p> <p>Subject to the recommendations of Transport Canada's Technical Review Process of Marine Terminal Systems and Transshipment Sites (TERMPOL) Review Committee, which includes Transport Canada, Pacific Pilotage Authority, BC Coast Pilots and Canadian Coast Guard, Woodfibre LNG has always maintained that it would deploy at least three tugs in an escort pattern, at least one of which will be tethered, to provide a dynamic safety awareness zone for recreational and pleasure craft around the LNG carrier during its transit within Howe Sound. This dynamic safety awareness zone would extend up to 50 metres on either side of the vessel and up to 500 metres in front and, being dynamic in nature, would be transient with the movement of the LNG carrier. This arrangement of tugs also serves as an emergency provision to address contingencies that may require the vessel to stop or engage in manoeuvres at very short notice.</p> <p>As part of the Application, a Vessel Wake Assessment was carried out by Moffatt & Nichol. Moffatt & Nichol is a leading global infrastructure advisor with a BC presence specializing in the planning and design of facilities that shape coastlines, harbours and rivers, as well as an innovator in the planning for transportation complexities associated with the movement of freight.</p> <p>The vessel wake assessment estimated that the wake generated by the carriers in normal conditions would be less than 10 centimetres at 50 metres away from the LNG carrier, which is less than the wind-generated waves typically encountered in Howe Sound. In addition, it identified that any wake generated by a LNG carrier along the shipping route would diminish in size the further it traveled away from an LNG carrier, and would be unnoticeable at the shoreline, given the natural occurrence of typical wind-generated waves in Howe Sound. For more information on the Vessel Wake Assessment, please see Appendix 7.3-2 of the Application. Additional information on the vessel wakes was provided to the EAO on April 23, 2015.</p> <p>Woodfibre LNG Limited has committed to further consultation with recreation stakeholder groups in Howe Sound to identify concerns and, where practical, additional mitigation measures to reduce effects.</p> <p>Please also refer to the Marine Transport and Marine Recreation information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
481(ii)	March 14, 2015	Personal Information Withheld - Bowen Island, British Columbia	<p>The degradation of the quality of the Sound in general due to the pollution, noise, smell, shipping traffic and the effects of all these to the fish, birds, porpoise, and whale populations which so many have been striving for years to encourage BACK to Howe Sound will be negatively impacted, and this assumes that "all goes well"!</p> <p>One leak, one spill, will put this incredible ecosystem, harmoniously located adjacent to the bustling city of Vancouver, and no doubt the reason for all the camps in this location, at grave risk.</p>	Effects of the Project on the Environment	<p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>The Woodfibre LNG Project will be powered by electricity provided by BC Hydro. By powering the plant with electricity, instead of natural gas, greenhouse gas emissions will be reduced by about 80%. This will make Woodfibre LNG one of the cleanest LNG facilities in the world.</p> <p>There is no odour associated with LNG facilities. The odour associated with natural gas is an additive called mercaptan, which is a safety feature to warn of potential leaks in homes and businesses. The additive is removed from the natural gas before it is liquefied, and does not produce odours at LNG facilities.</p> <p>Regulations are set by the Oil and Gas Commission (OGC) to ensure that there are no smells or odours emitted from the boundary of an LNG facility.</p> <p>Section 9.2.2 Human Health Risk Assessment included an assessment of the potential effects on humans by Project-related emissions. The Application concluded that there were no Project-related significant adverse effects.</p> <p>Section 5.2 Atmospheric Environment (Air Quality) of the Application includes an assessment of the potential Project-related effects to air quality. The Application concluded that the changes to air quality as a result of Project-related effects are below ambient air quality criteria for all indicator compounds and the residual effects are considered negligible or not significant.</p> <p>All discharges to the marine environment will meet or exceed applicable legislation and guidelines, including the BC Water Quality Criteria (marine and estuarine life), the Canadian Environmental Quality Guidelines (water quality guidelines for the protection of aquatic life – marine), and the Fisheries Act. The seawater cooling system will require a waste discharge permit under section 14 of the <i>Environmental Management Act</i>. Woodfibre LNG Limited is legally required to comply with all requirements as outlined in the permit.</p> <p>For more information on the effects of the Project on marine water quality please refer to Section 5.10 Marine Water Quality. Additional components of the marine environment that have been assessed include Freshwater Fish and Fish Habitat (Section 5.15), Marine Benthic Habitat (Section 5.16), Forage Fish and Other Fish (Marine) (Section 5.18) and Marine Mammals (Section 5.19). A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>An assessment of the potential effects of the Project on marine mammals is included in Section 5.19 Marine Mammals, and includes an assessment of the effects of noise. The Application concluded that there is the potential to marine mammals to experience short-term behavioural disturbances from construction activity (pile driving)</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
					<p>and vessel traffic.</p> <p>Woodfibre LNG Limited will retain a contractor to perform underwater acoustic monitoring for pre, during and post Project construction. The underwater monitoring will collect underwater sound levels and marine mammal presence (e.g., of those species present, their frequency and seasonality). This will contribute further to baseline information for both underwater sound levels and mammal presence in the Project area and in the vicinity of the Project site to monitor potential changes of marine mammals over time.</p> <p>Liquefied natural gas has been shipped safely around the world for more than 50 years. There has never been a recorded incident involving a loss of containment of an LNG carrier at sea. LNG carriers are among the most modern and sophisticated ships in operation. These ships have robust containment systems, double-hull protection and are heavily regulated by international and federal standards.</p> <p>In the unlikely event there is a spill from an LNG carrier, LNG will never mix with water. Instead, it will quickly return to a gas state, and because methane is lighter than air, the gas will rise and dissipate into the air.</p> <p>The Accidents and Malfunctions section (Section 11.0) of the Application assessed the consequence and frequency of effects resulting from credible worst case scenarios for the Project. It showed that potential risks to the public were within the tolerable risk criteria regulated by the BC Oil and Gas Commission. The OGC will include a review of the quantitative risk assessment for this Project in the permit application review to confirm that the study and results meet the regulated requirements. Additional information on accidents and malfunctions was provided to the EAO on April 29, 2015. Additional information on the seawater cooling system intake and discharge was provided to the EAO on April 23, 2015. Please also refer to the Seawater Cooling System, Air Quality, Marine Mammals, Public Safety and Marine Transport information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
481(iii)	March 14, 2015	Personal Information Withheld - Bowen Island, British Columbia	<p>Youth camping is not an insignificant element of the provincial budget. There are nearly 60 summer camps in BC that employ hundreds, serve thousands and offer life-changing programs for many, and life-saving opportunities for a critical few.</p> <p>Please reconsider this type of project from the standpoint of our children and the program managers who desire to help them as they make important steps toward adulthood through a variety of Howe Sound based Summer Camping programs.</p>	Effects of the Project on Recreation?	<p>Woodfibre LNG acknowledges the importance of recreation in Squamish.</p> <p>Woodfibre LNG Limited is of the view that recreation, tourism and industry can work together to create responsible economic development in Squamish. BC Ferries and Squamish Terminals have shown how industry can successfully coexist with local tourism and recreation, and Woodfibre LNG Limited is working hard to follow that example.</p> <p>An assessment of the potential effects of the Project on tourism is included in Section 6.2 Labour Market and Section 6.3 Sustainable Economy. The Application concluded that there were no Project-related significant adverse residual effects to the economy.</p> <p>The Application assesses the potential effects of the Project to outdoor recreation in Section 7.4 Land and Resource Use. With the proposed mitigation, it is not likely that there will be significant residual effects to outdoor recreation.</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p>	
482	March 14, 2015	Chad Boulanger - Whistler, British Columbia	<p>Commenting on the proposed Woodfield LNG project. I would as a citizen of the area be disappointed to see such a project be developed in our beautiful Howe sound. Basically industrial projects such as this one destroy the beauty of the nature, the animals will leave. It really shows what kind of people are even considering such a project. Certainly not the people living here. Just some people with money who have the idea to make more money at the expense of the beauty of nature. That is not smart.</p>	LNG Project	<p>Thank you for your comment.</p> <p>The goal of Woodfibre LNG Limited is to develop a project that provides sustained economic growth while continuing to support the work that has been done to improve Howe Sound.</p> <p>Woodfibre LNG Limited is of the view that the Woodfibre site is the right fit for an LNG facility. It features: zoned industrial, more than 100 years of industrial use, deepwater port, access to established shipping routes, access to FortisBC pipeline, access to BC Hydro transmission grid, and access to labour force.</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
483	March 14, 2015	Ruth Buzzard - Whistler, British Columbia	I am against the Woodfibre LNG Project and the pipeline feeding it. In the olden days I used to know I was approaching Squamish because of the smell of the Woodfibre pulp mill. It was wonderful when it finally closed and Squamish undertook beautification and outdoor recreation and became an increasingly beautiful town. The proposed LNG plant would be a fatal step backwards as a tourist destination and outdoor recreation hub.	LNG Project	<p>Woodfibre LNG Limited is of the view that the Woodfibre site is the right fit for an LNG facility. It features: zoned industrial, more than 100 years of industrial use, deepwater port, access to established shipping routes, access to FortisBC pipeline, access to BC Hydro transmission grid, and access to labour force.</p> <p>Woodfibre LNG Limited is also of the view that tourism and industry can work together to create responsible economic development in Squamish. BC Ferries and Squamish Terminals have shown how industry can successfully coexist with local tourism and recreation, and Woodfibre LNG Limited is working hard to follow that example.</p> <p>An assessment of the potential effects of the Project on tourism is included in Section 6.2 Labour Market and Section 6.3 Sustainable Economy. The Application concluded that there were no Project-related significant adverse residual effects to the economy.</p> <p>The Application assesses the potential effects of the Project to outdoor recreation in Section 7.4 Land and Resource Use. With the proposed mitigation, it is not likely that there will be significant residual effects to outdoor recreation.</p> <p>There is no odour associated with LNG facilities. The odour associated with natural gas is an additive called mercaptan, which is a safety feature to warn of potential leaks in homes and businesses. The additive is removed from the natural gas before it is liquefied, and does not produce odours at LNG facilities.</p> <p>Regulations are set by the Oil and Gas Commission (OGC) to ensure that there are no smells or odours emitted from the boundary of an LNG facility.</p> <p>Please also refer to the Marine Recreation, Sustainable Economy and Air Quality information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
484	March 14, 2015	Personal Information Withheld - Bowen Island & Vancouver, British Columbia	<p>I find the Woodfibre LNG proposal terrifying and dangerous. The aspect that worries me most is the proximity of the tankers to ferry boats. No doubt there will be regulations to minimize this, but ferries are often not on schedule. Suppose that a ferry stops to rescue the crew of some yacht in difficulty, as does happen, and then making way again crosses the path of a tanker, which, by one of the unlikely accidents that occasionally occur, explodes. The result would be many many casualties. We shouldn't take this risk.</p> <p>I am sure that others are writing to you with environmental concerns, but it is the threat to human life that concerns me most. And nif it occurred the government that permitted it would be doomed at the following election.</p>	Effects of the Project on Marine Traffic Safety	<p>At Woodfibre LNG, safety is the number one priority.</p> <p>Following detailed discussions with BC Ferries, Pacific Pilotage Authority and BC Coast Pilots, it has been determined that there will be no serious effect to BC Ferries when sharing the waterway near Horseshoe Bay with LNG carriers. Coordination with these vessels will follow normal communication protocols under the Marine Communication and Traffic Services (MCTS).</p> <p>Liquefied natural gas has been shipped safely around the world for more than 50 years. There has never been a recorded incident involving a loss of containment of an LNG carrier at sea. LNG carriers are among the most modern and sophisticated ships in operation. These ships have robust containment systems, double-hull protection and are heavily regulated by international and federal standards.</p> <p>In the unlikely event there is a spill from an LNG carrier, LNG will never mix with water. Instead, it will quickly return to a gas state, and because methane is lighter than air, the gas will rise and dissipate into the air.</p> <p>The Accidents and Malfunctions section (Section 11.0) of the Application assessed the consequence and frequency of effects resulting from credible worst case scenarios for the Project. It showed that potential risks to the public were within the tolerable risk criteria regulated by the BC Oil and Gas Commission (OGC). The OGC will include a review of the quantitative risk assessment for this Project in the permit application review to confirm that the study and results meet the regulated requirements. Additional information on accidents and malfunctions was provided to the EAO on April 29,</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
					<p>2015.</p> <p>Subject to the recommendations of Transport Canada's TERMPOL Review Committee, which includes Transport Canada, Pacific Pilotage Authority, BC Coast Pilots and Canadian Coast Guard, Woodfibre LNG has always maintained that it would deploy at least three tugs in an escort pattern, at least one of which will be tethered, to provide a dynamic safety awareness zone for recreational and pleasure craft around the LNG carrier during its transit within Howe Sound. This dynamic safety awareness zone would extend up to 50 metres on either side of the vessel and up to 500 metres in front and, being dynamic in nature, would be transient with the movement of the LNG carrier. This arrangement of tugs also serves as an emergency provision to address contingencies that may require the vessel to stop or engage in manoeuvres at very short notice.</p> <p>Please also refer to Public Safety and Marine Transport information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
485	March 14, 2015	Personal Information Withheld - Sechelt, British Columbia	<p>Please reject the Woodfibre LNG Project. Since federal environmental assessment processes have been gutted by the Conservatives, I have no faith in their credibility. The project is suspect because they begin with the lie that, "Squamish. That's our number one priority." The priority of any business is to maximize profits. This project will feed foreign markets and make a few people, who do not even live in the area, very wealthy. At the same time Howe Sound will be at constant risk.</p>	LNG Project	<p>Thank you for the comment.</p> <p>The goal of Woodfibre LNG Limited is to develop a project that provides sustained economic growth while continuing to support the work that has been done to improve Howe Sound.</p> <p>Woodfibre LNG Limited is of the view that the Woodfibre site is the right fit for an LNG facility. It features: zoned industrial, more than 100 years of industrial use, deepwater port, access to established shipping routes, access to FortisBC pipeline, access to BC Hydro transmission grid, and access to labour force.</p> <p>An independent third party economic impact assessment of the proposed Woodfibre LNG project is included in the Application. Accounting and Consulting firm MNP found the following economic benefits of the project (2014 CAD):</p> <ul style="list-style-type: none">• \$83.7 MILLION: Estimated in tax revenue for all three levels of government during the construction phase of the Project.• \$86.5 MILLION: Estimated in tax revenue for all three levels of government per year of operation.• \$243.3 MILLION: Estimated to the District of Squamish, Resort Municipality of Whistler, Electoral Area D of Squamish-Lillooet Regional District, Squamish First Nation communities, and Metro Vancouver gross domestic product (GDP) during construction and more than• \$122.8 MILLION in GDP per year during operation. <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
486	March 15, 2015	Marina McBride - Roberts Creek, British Columbia	I am strongly opposed to the LNG Woodfibre project and do not support it in any way. I am a permanent resident of the sunshine coast and am a public servant and work at the local hospital. I feel the threat to human and animal life is too great, that the potential for disaster is high and would be devastating to our environment. There is no benefit to this project, please listen to the voices of your citizens and do not allow the destruction of our most precious resources, water and the environment	Effects of the Project on the Environment Safety Project Benefits	<p>Thank you for the comment.</p> <p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>All discharges to the marine environment will meet or exceed applicable legislation and guidelines, including the BC Water Quality Criteria (marine and estuarine life), the Canadian Environmental Quality Guidelines (water quality guidelines for the protection of aquatic life – marine), and the Fisheries Act. The seawater cooling system will require a waste discharge permit under section 14 of the <i>Environmental Management Act</i>. Woodfibre LNG Limited is legally required to comply with all requirements as outlined in the permit.</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>Woodfibre LNG will be designed for the safe and efficient handling of liquefied natural gas, both on land and on water. This includes standards set out in the BC Oil and Gas Activities Act and the associated Liquefied Natural Gas Facility Regulation, national and BC building codes, as well as national and international standards, guidelines and codes of practice where there are no applicable codes for BC.</p> <p>The Accidents and Malfunctions section (Section 11.0) of the Application assessed the consequence and frequency of effects resulting from credible worst case scenarios for the Project. It showed that potential risks to the public were within the tolerable risk criteria regulated by the BC Oil and Gas Commission (OGC). The OGC will include a review of the quantitative risk assessment for this Project in the permit application review to confirm that the study and results meet the regulated requirements. Additional information on accidents and malfunctions was provided to the EAO on April 29, 2015. Please also refer to Public Safety and Marine Transport information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
487	March 15, 2015	Kendra McEown - Bowen Island, British Columbia	PLEASE STOP THE WOODFIBRE LNG FACILITY AT SQUAMISH FROM BEING BUILT.THE ENVIRONMENTAL DAMAGE TO HOWE SOUND WILL BE EXTENSIVE AND THE CHANCES OF A SPILL ARE SIGNIFICANT ENOUGH TO WARRANT PUTTING AN END TO THIS PROJECT.	Effects of the Project on the Environment	<p>Thank you for your comment.</p> <p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>Woodfibre LNG will be designed for the safe and efficient handling of liquefied natural gas, both on land and on water. This includes standards set out in the BC Oil and Gas Activities Act and the associated Liquefied Natural Gas Facility Regulation, national and BC building codes, as well as national and international standards, guidelines and codes of practice where there are no applicable codes for BC.</p> <p>Liquefied natural gas has been shipped safely around the world for more than 50 years. There has never been a recorded incident involving a loss of containment of an LNG carrier at sea. LNG carriers are among the most modern and sophisticated ships in operation. These ships have robust containment systems, double-hull protection and are heavily regulated by international and federal standards.</p> <p>In the unlikely event there is a spill from an LNG carrier, LNG will never mix with water. Instead, it will quickly return to a gas state, and because methane is lighter than air, the gas will rise and dissipate into the air.</p> <p>The Accidents and Malfunctions section (Section 11.0) of the Application assessed the consequence and frequency of effects resulting from credible worst case scenarios for the Project. It showed that potential risks to the public were within the tolerable risk criteria regulated by the BC Oil and Gas Commission (OGC). The OGC will include a review of the quantitative risk assessment for this Project in the permit application review to confirm that the study and results meet the regulated requirements. Additional information on accidents and malfunctions was provided to the EAO on April 29, 2015. Please also refer to Public Safety and Marine Transport information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
488(i)	March 15, 2015	Tella Osler - Bowen Island, British Columbia	I am writing to you to help put an immediate stop to the proposed LNG Woodfibre Project in Squamish. Our government is risking our personal safety, our environment which is only just recovering from industrial pollutants, and our tourist industry with this marginally economic project.	LNG Project	<p>Thank you for your comment.</p> <p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>The Woodfibre site has been used for industrial purposes for 100 years and continues to be zoned for this use. Woodfibre LNG's purchase of the property was contingent on its former owner, Western Forest Products (WFP), obtaining a Certificate of Compliance (COC) from the BC Ministry of Environment (MOE). On December 22, 2014, the MOE issued two COCs for the Woodfibre property. The COCs confirm that WFP has cleaned up the site to acceptable contaminant levels and existing site contamination does not pose an ecological or human health risk. These COCs include conditions related to monitoring and management of residual contamination, and reporting requirements that must be undertaken by a BC MOE Approved Professional.</p> <p>Woodfibre LNG Limited intends to perform additional remediation and restoration in the Project area. Plans for additional remediation include the removal of approximately 3,000 existing creosote-coated piles from the waterfront in the Project area and the creation of a Green Zone around Mill Creek. This work will be carried out in partnership with the local groups, where suitable, so that local conservation and restoration targets can be met (please refer to Section 2.6.7 Ecological Benefits of the Application).</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>Woodfibre LNG will be designed for the safe and efficient handling of liquefied natural gas, both on land and on water. This includes standards set out in the BC Oil and Gas Activities Act and the associated Liquefied Natural Gas Facility Regulation, national and BC building codes, as well as national and international standards, guidelines and codes of practice where there are no applicable codes for BC.</p> <p>The Accidents and Malfunctions section (Section 11.0) of the Application assessed the consequence and frequency of effects resulting from credible worst case scenarios for the Project. It showed that potential risks to the public were within the tolerable risk criteria regulated by the BC Oil and Gas Commission (OGC). The OGC will include a review of the quantitative risk assessment for this Project in the permit application review to confirm that the study and results meet the regulated requirements. Additional information on accidents and malfunctions was provided to the EAO on April 29, 2015. Please also refer to Public Safety information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
					<p>Woodfibre LNG Limited is of the view that tourism and industry can work together to create responsible economic development in Squamish. BC Ferries and Squamish Terminals have shown how industry can successfully coexist with local tourism and recreation, and Woodfibre LNG Limited is working hard to follow that example.</p> <p>An assessment of the potential effects of the Project on tourism is included in Section 6.2 Labour Market and Section 6.3 Sustainable Economy. The Application concluded that there were no Project-related significant adverse residual effects to the economy.</p> <p>The Application assesses the potential effects of the Project to outdoor recreation in Section 7.4 Land and Resource Use. With the proposed mitigation, it is not likely that there will be significant residual effects to outdoor recreation.</p> <p>Please also refer to the Public Safety and Sustainable Economy information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
488(ii)	March 15, 2015	Tella Osler - Bowen Island, British Columbia	The proposal does not meet universal safety standards -- LNG should not be built in a geographical narrows. Howe Sound is a fjord. LNG plants and traffic should not be in a busy recreational boating area or near passenger ferries.	LNG Project Location	<p>Siting of the Woodfibre LNG facility complies in every way with the Society of International Gas Tanker & Terminal Operators Ltd's (SIGTTO) guidance as the location of the site is not within a narrow waterway as defined by SIGTTO and TERMPOL.</p> <p>TERMPOL specifies a body of navigable water of width four times the vessel's beam to be a one-way narrow channel, and seven times the beam to be a two-way narrow channel. So, for a characteristic 45 metre beam LNG carrier calling at the proposed Woodfibre LNG Terminal, this would imply a width of 180 meters for a one-way narrow channel and 315 metres for a two-way narrow channel. The US 5th Circuit court in its judgments has specified that under Rule 9 of the International Regulations for Preventing Collisions at Sea (COLREGS) and the U.S. Inland Navigation Rules, a "narrow channel" to be 1000 feet (305 metres) while other court judgments have considered any body of water with width less than 1060% the beam of the vessel, which would be 488 metres to be a narrow channel.</p> <p>The width of Howe Sound at the proposed Woodfibre LNG terminal is 5.2 km or 17,060 feet with nearest distance, to Darrell Bay, being 2.7 km or 8858 feet and 60 meters deep with no large vessel movements within 2.7 km or 8858 feet.</p> <p>Subject to the recommendations of Transport Canada's Technical Review Process of Marine Terminal Systems and Transshipment Sites (TERMPOL) Review Committee, which includes Transport Canada, Pacific Pilotage Authority, BC Coast Pilots and Canadian Coast Guard, Woodfibre LNG has always maintained that it would deploy at least three tugs, at least one of which will be tethered, to provide a dynamic safety awareness zone for recreational and pleasure craft around the LNG carrier during its transit within Howe Sound. This dynamic safety awareness zone would extend up to 50 metres on either side of the vessel and up to 500 metres in front and, being dynamic in nature, would be transient with the movement of the LNG carrier. This arrangement of tugs also serves as an emergency provision to address contingencies that may require the vessel to stop or engage in manoeuvres at very short notice.</p> <p>Woodfibre LNG will develop a Squamish Harbour Vessel Traffic Plan to identify strategies to minimize displacement of marine-based recreational activities. As a component of the Squamish Harbour Vessel Traffic Plan, Woodfibre LNG will also work with Matthews Southwest and Bethel Lands Corporation, and District of Squamish, to minimize displacement of recreation activity by Project-associated</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
					ferry and water taxi traffic that travels to and from the Project site.	
488(iii)	March 15, 2015	Tella Osler - Bowen Island, British Columbia	What about fuelling? We do not want heavy diesel oil in the sound to bunker the tankers.	LNG Carrier Fuel Source	<p>LNG carriers are typically dual fuel, and run on the boil off gas i.e. methane from their storage tanks. Bunker fuel is typically used only as a backup fuel, and LNG carriers on average carry between 2,000 and 3,000 tonnes of bunker fuel. All oil tanks such as fuel oil tanks and lube oil tanks are protected by double hull construction on LNG carriers.</p> <p>LNG carriers travelling to and from the Woodfibre LNG terminal will not be refueled with bunker fuel at the Woodfibre Terminal in Squamish or within Howe Sound. LNG carrier operators will determine a suitable and safe refueling location or anchorage for their LNG carriers subject to fuel availability and local regulations.</p>	
488(iv)	March 15, 2015	Tella Osler - Bowen Island, British Columbia	Why would our government allow a facility with a highly volatile substance to be built so close to two known fault lines in an earthquake zone?	Seismic Hazard	<p>Woodfibre LNG Limited looked at several sites for its Project before finding one that was the right fit for an LNG facility. Home to industry and shipping for more than 100 years, the Woodfibre site features: industrial zoning, a deepwater port, access to a FortisBC pipeline network, and access to BC Hydro electricity.</p> <p>At Woodfibre LNG, safety is the number one priority. This includes designing and building a facility that prevents or minimizes the potential effects of geotechnical and natural hazards. Third party independent experts have conducted a detailed investigation and review of geotechnical and natural hazards of the Woodfibre site.</p> <p>The Project will be designed:</p> <ul style="list-style-type: none"> • For a one in 2,475 year earthquake. • In accordance with CSAZ276, Liquefied Natural Gas Production, Storage and Handling, with respect to their specific requirements for seismic design of LNG plants. • To address the potential for liquefaction, ground improvements will be undertaken as part of Project construction and if deemed necessary, critical infrastructure will be moved to other locations within the project site • If a ship is at dock at the time of a seismic event, and the movement between the LNG carrier and the floating storage and offloading unit (FSO) is outside safe operating parameters, the LNG transfer will safely shutdown and release the LNG carrier from its mooring and allow it to naturally move away from the FSO with assistance from the tugs on standby. • Project components, including bridges, will be designed for the 200-year instantaneous peak flows on Mill Creek and Woodfibre Creek. • Buildings will be constructed at different elevations that correspond to their risk category in case of flooding. • Qualified professionals will be engaged to conduct a debris flow and debris hazard assessment prior to construction. • To address the potential effects associated with wildfire, a fuel hazard assessment will be conducted based on the Guide to Fuel Hazard Assessment and Abatement in British Columbia. • Seismic monitors will be installed on critical process equipment and linked to the facility's ESD (Emergency Shutdown System). Should a seismic event occur, and the vibration experienced is outside the designed parameters of the seismic monitors, the facility (via the ESD) will automatically trip and place itself in fail-safe mode. • Project components will be designed to accommodate a sea 	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
					level rise of 0.5 metres.	
488(v)	March 15, 2015	Tella Osler - Bowen Island, British Columbia	The proposal does not meet universal environmental standards. The salt water cooling system that this plant requires is being phased out in California because of the damage it does to sea life. The enormous intakes of salt water are near the mouth of a salmon stream and will threaten salmon fry. The heated water will raise the ocean temperature. We are just seeing the return of herring, porpoises and whales to our waters. This plant would be catastrophic to this recovery.	Seawater Cooling System	<p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>All discharges to the marine environment will meet or exceed applicable legislation and guidelines, including the BC Water Quality Criteria (marine and estuarine life), the Canadian Environmental Quality Guidelines (water quality guidelines for the protection of aquatic life – marine), and the Fisheries Act. The seawater cooling system will require a waste discharge permit under section 14 of the <i>Environmental Management Act</i>. Woodfibre LNG Limited is legally required to comply with all requirements as outlined in the permit.</p> <p>The seawater cooling system will be designed to meet BC water quality guidelines. The release temperature of the seawater will be less than 21°C or 10°C above ambient water temperature of Howe Sound, whichever is less. Near-field simulation modeling shows that, with a release temperature of 10°C greater than the ambient temperature, the total volume of water that would have a temperature greater than 1°C above ambient is 125 m³ (for context, this volume is approximately 5% or 1/20th of an Olympic-size pool). This volume will not increase over time.</p> <p>For more information on the effects of the Project on marine water quality please refer to Section 5.10 Marine Water Quality. Additional components of the marine environment that have been assessed include Freshwater Fish and Fish Habitat (Section 5.15), Marine Benthic Habitat (Section 5.16), Forage Fish and Other Fish (Marine) (Section 5.18) and Marine Mammals (Section 5.19). A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>Additional information on the seawater cooling system intake and discharge was provided to the EAO on April 23, 2015. Please also refer to the Seawater Cooling System and Marine Mammal information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
488(vi)	March 15, 2015	Tella Osler - Bowen Island, British Columbia	<p>I am a resident of an island in Howe Sound that is completely vulnerable if ever there is a tanker accident. I recently watched video of an LNG truck exploding in China https://www.youtube.com/watch?v=QTQrVXEPQrM and this is nothing compared to the disaster of a LNG tanker exploding which would affect all the communities on the sound.</p> <p>Please listen and stop this Woodfibre LNG plant from being built in Squamish. This is our home and the backyard of Vancouver and the Lower Mainland. Think about the consequences!</p>	Safety	<p>At Woodfibre LNG, safety is the number one priority.</p> <p>Woodfibre LNG will be designed for the safe and efficient handling of liquefied natural gas, both on land and on water. This includes standards set out in the BC Oil and Gas Activities Act and the associated Liquefied Natural Gas Facility Regulation, national and BC building codes, as well as national and international standards, guidelines and codes of practice where there are no applicable codes for BC.</p> <p>Liquefied natural gas has been shipped safely around the world for more than 50 years. There has never been a recorded incident involving a loss of containment of an LNG carrier at sea. LNG carriers are among the most modern and sophisticated ships in operation. These ships have robust containment systems, double-hull protection and are heavily regulated by international and federal standards.</p> <p>Subject to the recommendations of Transport Canada's Technical Review Process of Marine Terminal Systems and Transshipment Sites (TERMPOL) Review Committee, which includes Transport Canada, Pacific Pilotage Authority, BC Coast Pilots and Canadian Coast Guard, Woodfibre LNG has always maintained that it would deploy at least three tugs, at least one of which will be tethered, to provide a dynamic safety awareness zone for recreational and pleasure craft around the LNG carrier during its transit within Howe Sound. This dynamic safety awareness zone would extend up to 50 metres on either side of the vessel and up to 500 metres in front and, being dynamic in nature, would be transient with the movement of the LNG carrier. This arrangement of tugs also serves as an emergency provision to address contingencies that may require the vessel to stop or engage in manoeuvres at very short notice.</p> <p>The Accidents and Malfunctions section (Section 11.0) of the Application assessed the consequence and frequency of effects resulting from credible worst case scenarios for the Project. It showed that potential risks to the public were within the tolerable risk criteria regulated by the BC Oil and Gas Commission (OGC). The OGC will include a review of the quantitative risk assessment for this Project in the permit application review to confirm that the study and results meet the regulated requirements. Additional information on accidents and malfunctions was provided to the EAO on April 29, 2015. Please also refer to the Public Safety information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
489	March 15, 2015	Roger Neal - Bowen Island, British Columbia	<p>PLEASE DISCONTINUE THE PLANNING OF THE WOODFIBRE LNG FACILITY AT SQUAMISH. THIS PROJECT IS ENVIRONMENTALLY UNSOUND AND POTENTIALLY WILL BE VERY DESTRUCTIVE TO HOWE SOUND. IT NEEDS TO BE STOPPED, WITH NO FURTHER PLANNING OF A FACILTY OF THIS TYPE IN THIS REGION.</p>	LNG Project	<p>Thank you for your comment.</p> <p>Woodfibre LNG Limited is of the view that the Woodfibre site is the right fit for an LNG facility. It features: zoned industrial, more than 100 years of industrial use, deepwater port, access to established shipping routes, access to FortisBC pipeline, access to BC Hydro transmission grid, and access to labour force.</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
					residual effects to the environment.	
490(i)	March 15, 2015	Cynthia Nicolson - Bowen Island, British Columbia	<p>March 15, 2015</p> <p>I am writing to express my concerns and questions about the proposed Woodfibre LNG project for Howe Sound. My husband Don and I have lived on Bowen Island for the past 35 years. Like most residents, we cherish our natural surroundings and support environmental initiatives that protect both marine and terrestrial wildlife in the area. In the last few years, we have been thrilled to witness the return of dolphins and orcas to the Sound. We also feel that Bowen Island and Howe Sound offer an invaluable retreat for residents of the Lower Mainland and beyond.</p> <p>My deep concerns about the LNG project include:</p> <ul style="list-style-type: none">• The negative effect of the tanker traffic and the LNG facility on wildlife, recreation and tourism in Howe Sound. (I believe these three categories are closely tied together.)	Effects of the Project on Wildlife, Recreation and Tourism	<p>Thank you for your comment.</p> <p>Woodfibre LNG Limited is of the view that the Woodfibre site is the right fit for an LNG facility. It features: zoned industrial, more than 100 years of industrial use, deepwater port, access to established shipping routes, access to FortisBC pipeline, access to BC Hydro transmission grid, and access to labour force.</p> <p>Woodfibre LNG Limited is also of the view that tourism and industry can work together to create responsible economic development in Squamish. BC Ferries and Squamish Terminals have shown how industry can successfully coexist with local tourism and recreation, and Woodfibre LNG Limited is working hard to follow that example.</p> <p>An assessment of the potential effects of the Project on tourism is included in Section 6.2 Labour Market and Section 6.3 Sustainable Economy. The Application concluded that there were no Project-related significant adverse residual effects to the economy.</p> <p>The Application assesses the potential effects of the Project to outdoor recreation in Section 7.4 Land and Resource Use. With the proposed mitigation, it is not likely that there will be significant residual effects to outdoor recreation.</p> <p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>All discharges to the marine environment will meet or exceed applicable legislation and guidelines, including the BC Water Quality Criteria (marine and estuarine life), the Canadian Environmental Quality Guidelines (water quality guidelines for the protection of aquatic life – marine), and the Fisheries Act. The seawater cooling system will require a waste discharge permit under section 14 of the <i>Environmental Management Act</i>. Woodfibre LNG Limited is legally required to comply with all requirements as outlined in the permit.</p> <p>An assessment of the effects of the Project on marine water quality is included in Section 5.10 Marine Water Quality. Additional components of the marine environment that have been assessed include Freshwater Fish and Fish Habitat (Section 5.15), Marine Benthic Habitat (Section 5.16), Forage Fish and Other Fish (Marine) (Section 5.18) and Marine Mammals (Section 5.19). A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>Additional information on the seawater cooling system intake and discharge was provided to the EAO on April 23, 2015. Please also refer to the Seawater Cooling System, Marine Mammal and Sustainable Economy information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
490(ii)	March 15, 2015	Cynthia Nicolson - Bowen Island, British Columbia	<ul style="list-style-type: none">The impact of the tanker traffic on sailboats, ferries, kayaks, fishing boats, water taxis and other boating activities in the area.	Effects of the Project on Marine Traffic	<p>The assessment of marine transport (e.g. Project-related vessel interactions with BC Ferries) and marine recreational boating activities is included in Section 7.3 Marine Transport of the Application. The Application concludes that with mitigation measures, there are no significant Project-related adverse effects to marine transport.</p> <p>Section 7.3.2.3.4 Small Vessel Traffic includes data on recreational boating routes and destinations, and marine based tourism activities.</p> <ul style="list-style-type: none">The waters in Queen Charlotte Channel are shown to have the highest number of hours for large pleasure craft and yacht vessels (which excludes smaller vessels of less than 30 m) within the local assessment area, based on data available for 2010. These waters also represent the highest density of large commercial vessel traffic in the local assessment area.Recreational boating is reported to be busiest in July and August, but the main boating season runs from May until September and can occur year-round. Recreational boating routes to destinations in the local assessment area are shown to follow the established shipping route to Squamish, and intersect it at various locations including Anvil Island, Lions Bay, Bowyer Island, Bowen Island, Horseshoe Bay, Snug Cove Whytecliff Point and Fisherman's Cove. <p>Subject to the recommendations of Transport Canada's Technical Review Process of Marine Terminal Systems and Transshipment Sites (TERMPOL) Review Committee, which includes Transport Canada, Pacific Pilotage Authority, BC Coast Pilots and Canadian Coast Guard, Woodfibre LNG has always maintained that it would deploy at least three tugs, at least one of which will be tethered, to provide a dynamic safety awareness zone for recreational and pleasure craft around the LNG carrier during its transit within Howe Sound. This dynamic safety awareness zone would extend up to 50 metres on either side of the vessel and up to 500 metres in front and, being dynamic in nature, would be transient with the movement of the LNG carrier. This arrangement of tugs also serves as an emergency provision to address contingencies that may require the vessel to stop or engage in manoeuvres at very short notice.</p> <p>According to the Canadian Coast Guard, there were a total of 12,909 large vessel movements in Howe Sound in 2013, all enabled by existing navigational aids along the route. The Woodfibre LNG Project will bring three to four LNG carriers to the site each month.</p> <p>Woodfibre LNG Limited has committed to further consultation with recreation stakeholder groups in Howe Sound to identify concerns and, where practical, additional mitigation measures to reduce effects.</p> <p>Please also refer to the Marine Transport information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
490(iii)	March 15, 2015	Cynthia Nicolson - Bowen Island, British Columbia	<ul style="list-style-type: none">The heightened potential for collisions in a marine area that is already busy with boat traffic. (From our yard, I witnessed the fatal accident in 1985 between a large ferry and a small cabin boat. The desperate, repeated blowing of the ferry's whistle is a sound I cannot forget and hope to never hear again.)	Safety	<p>At Woodfibre LNG, safety is the number one priority.</p> <p>Woodfibre LNG will be designed for the safe and efficient handling of liquefied natural gas, both on land and on water. This includes standards set out in the BC Oil and Gas Activities Act and the associated Liquefied Natural Gas Facility Regulation, national and BC building codes, as well as national and international standards, guidelines and codes of practice where there are no applicable codes for BC.</p> <p>Liquefied natural gas has been shipped safely around the world for more than 50 years. There has never been a recorded incident involving a loss of containment of an LNG carrier at sea. LNG carriers are among the most modern and sophisticated ships in operation. These ships have robust containment systems, double-hull protection and are heavily regulated by international and federal standards.</p> <p>Subject to the recommendations of Transport Canada's Technical Review Process of Marine Terminal Systems and Transshipment Sites (TERMPOL) Review Committee, which includes Transport Canada, Pacific Pilotage Authority, BC Coast Pilots and Canadian Coast Guard, Woodfibre LNG has always maintained that it would deploy at least three tugs, at least one of which will be tethered, to provide a dynamic safety awareness zone for recreational and pleasure craft around the LNG carrier during its transit within Howe Sound. This dynamic safety awareness zone would extend up to 50 metres on either side of the vessel and up to 500 metres in front, being dynamic in nature, would be transient with the movement of the LNG carrier. This arrangement of tugs also serves as an emergency provision to address contingencies that may require the vessel to stop or engage in manoeuvres at very short notice.</p> <p>The Accidents and Malfunctions section (Section 11.0) of the Application assessed the consequence and frequency of effects resulting from credible worst case scenarios for the Project. It showed that potential risks to the public were within the tolerable risk criteria regulated by the BC Oil and Gas Commission (OGC). The OGC will include a review of the quantitative risk assessment for this Project in the permit application review to confirm that the study and results meet the regulated requirements. Additional information on accidents and malfunctions was provided to the EAO on April 29, 2015. Please also refer to the Public Safety information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
490(iv)	March 15, 2015	Cynthia Nicolson - Bowen Island, British Columbia	The potential for a very negative effect on our real estate values on Bowen Island.	Effects of the Project on Real Estate	<p>The Project site is accessible by water only, and there are no permanent residences or private property adjacent to or within several kilometres of the Project site. Real Estate Value was not selected as a valued component as the Project site is zoned for industrial use and a change of land use designation and zoning is not required.</p> <p>The Project's visual effects are expected to be minor given their scale and the historical and current level of human-related disturbance within the regional assessment area.</p> <p>Woodfibre LNG is designing the facility to reduce the size of the disturbed area and to blend it into the environment as much as possible.</p> <p>Mitigation measures have been developed to avoid, minimize, restore onsite or offset the potential adverse effects of the Project. Mitigation measures that would be implemented to reduce the visibility of the facility would include the following:</p> <ul style="list-style-type: none">• reducing the level of contrast of buildings by using external surface finishing that has low glare and natural colours• monitoring and maintaining natural screening to ensure minimal visibility of infrastructure• providing additional screening of land-based infrastructure through temporary or permanent plantings where possible and safe to do so <p>For more information, please see Section 7.5 Visual Quality of the Application.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
490(v)	March 15, 2015	Cynthia Nicolson - Bowen Island, British Columbia	<p>My questions to you are:</p> <ul style="list-style-type: none">Why are we considering the approval of a seawater cooling system that I understand has been made illegal in California?	Seawater Cooling System	<p>California did not ban seawater cooling. Section 316(b) of the US Clean Water Act requires the Environmental Protection Agency (EPA) to issue regulations on the design and operation of intake structures, in order to minimize adverse environmental impacts¹¹. The EPA brought regulations into force in 2014 that cover facilities that withdraw more than two million gallons per day (315 m³/h) of cooling water. These regulations govern the controls that must be in place at new and existing plants related to entrainment and impingement of marine organisms.</p> <p>All discharges to the marine environment will meet or exceed applicable legislation and guidelines, including the BC Water Quality Criteria (marine and estuarine life), the Canadian Environmental Quality Guidelines (water quality guidelines for the protection of aquatic life – marine), and the Fisheries Act. The seawater cooling system will require a waste discharge permit under section 14 of the <i>Environmental Management Act</i>. Woodfibre LNG Limited is legally required to comply with all requirements as outlined in the permit.</p> <p>The effects of the Project on marine water quality is assessed in Section 5.10 Marine Water Quality. Additional components of the marine environment that have been assessed include Freshwater Fish and Fish Habitat (Section 5.15), Marine Benthic Habitat (Section 5.16), Forage Fish and Other Fish (Marine) (Section 5.18) and Marine Mammals (Section 5.19). A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>Additional information on the seawater cooling system intake and discharge was provided to the EAO on April 23, 2015. Please also refer to the Seawater Cooling System information sheet that has been prepared as part of the Woodfibre LNG Limited Response to Public Comments.</p>	
490(vi)	March 15, 2015	Cynthia Nicolson - Bowen Island, British Columbia	<ul style="list-style-type: none">How and when will the Woodfibre assessment of recreational traffic in Howe Sound be carried out?	Recreational Marine Traffic	<p>Potential effects on marine recreational boating activities is included in Section 7.3 Marine Transport. In support of this work, information interviews were conducted with various parties involved with recreational and commercial tourism use of Howe Sound, including:</p> <ul style="list-style-type: none">Sewell's Landing (Sewell's Marina)Sunshine KayakingCoastal Inlet AdventuresDFOPacific Prawn Fishermen's AssociationSquamish Marine Services LtdSquamish Yacht ClubSquamish Windsports SocietyCoast River KayakSea to Sky Gondola <p>In addition, the assessment used a range of secondary sources of</p>	

¹¹ Source: <http://water.epa.gov/lawsregs/lawsguidance/cwa/316b/upload/Final-Regulations-to-Establish-Requirements-for-Cooling-Water-Intake-Structures-at-Existing-Facilities.pdf>

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
					<p>information and data, including Statistics Canada's Census of Population, National Household Survey, and Labour Force Survey. Local and regional economic and labour reports were used to characterize current and future economic development plans and market forecasts. Information was also collected through interviews with government representatives responsible for community and economic development and chambers of commerce.</p> <p>Section 7.3.2.3.4 Small Vessel Traffic includes data on recreational boating routes and destinations, and marine based tourism activities.</p> <ul style="list-style-type: none">• The waters in Queen Charlotte Channel are shown to have the highest number of hours for large pleasure craft and yacht vessels (which excludes smaller vessels of less than 30 m) within the local assessment area, based on data available for 2010. These waters also represent the highest density of large commercial vessel traffic in the local assessment area.• Recreational boating is reported to be busiest in July and August, but the main boating season runs from May until September and can occur year-round. Recreational boating routes to destinations in the local assessment area are shown to follow the established shipping route to Squamish, and intersect it at various locations including Anvil Island, Lions Bay, Bowyer Island, Bowen Island, Horseshoe Bay, Snug Cove Whytecliff Point and Fisherman's Cove. <p>According to the Canadian Coast Guard, there were a total of 12,909 large vessel movements in Howe Sound in 2013, all enabled by existing navigational aids along the route. The Woodfibre LNG Project will bring three to four LNG carriers to the site each month.</p> <p>BC Ferries has not identified scheduling delays or interruptions as a potential effect.</p> <p>Following detailed discussions with BC Ferries, Pacific Pilotage Authority and BC Coast Pilots, it has been determined that there will be no serious effect to BC Ferries when sharing the waterway near Horseshoe Bay with LNG carriers. Coordination with these vessels will follow normal communication protocols under the Marine Communication and Traffic Services (MCTS).</p> <p>Woodfibre LNG Limited has committed to further consultation with recreation stakeholder groups in Howe Sound to identify concerns and, where practical, additional mitigation measures to reduce effects.</p> <p>Please also refer to the Marine Transport and Marine Recreation information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
490(vii)	March 15, 2015	Cynthia Nicolson - Bowen Island, British Columbia	<ul style="list-style-type: none">What exactly is the risk of an explosion and how would it affect all the residents – human and non-human – of Howe Sound?	Safety	<p>At Woodfibre LNG, safety is the number one priority.</p> <p>Woodfibre LNG will be designed for the safe and efficient handling of liquefied natural gas, both on land and on water. This includes standards set out in the BC Oil and Gas Activities Act and the associated Liquefied Natural Gas Facility Regulation, national and BC building codes, as well as national and international standards, guidelines and codes of practice where there are no applicable codes for BC.</p> <p>The Accidents and Malfunctions section (Section 11.0) of the Application assessed the consequence and frequency of effects resulting from credible worst case scenarios for the Project. It showed that potential risks to the public were within the tolerable risk criteria regulated by the BC Oil and Gas Commission (OGC). The OGC will include a review of the quantitative risk assessment for this Project in the permit application review to confirm that the study and results meet the regulated requirements. Additional information on accidents and malfunctions was provided to the EAO on April 29, 2015. During operation, major accidents at LNG facilities are very rare. LNG is not explosive in an unconfined environment. Two fire / vapour cloud explosions at LNG facilities are known to have occurred in the past 60 years. A vapour cloud and fire in Ohio occurred in 1944 because of leaks from an LNG tank constructed from inappropriate material, and in 2004 an explosion occurred in Algeria because of a steam boiler problem (boilers are not part of the Project design). Standards for modern LNG facilities have benefited from the lessons learned from these accidents, and include design requirements that avoid these accidents.</p> <p>Please also refer to Public Safety information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
490(viii)	March 15, 2015	Cynthia Nicolson - Bowen Island, British Columbia	<ul style="list-style-type: none">What is the environmental impact, both short and long-term, of the fracking process used to extract natural gas from the ground? <p>These are just some of the issues and questions that make me extremely concerned about this project.</p>	Hydraulic Fracturing	<p>Woodfibre LNG acknowledges the expressed concern regarding hydraulic fracturing. Hydraulic fracturing activities are outside the EA scope of the Project.</p> <p>Woodfibre LNG Limited is not engaged in oil or gas extraction or production activities. The gas delivered to the Project site will be supplied to the Project from western Canadian market hubs through an expansion of the existing gas transmission system by Fortis BC, and is the same gas that is supplied to Squamish, Metro Vancouver, Whistler, the Sunshine Coast and Vancouver Island through the Fortis BC pipeline system.</p> <p>Like other customers along the pipeline route, Woodfibre LNG will buy its feed gas from third party suppliers, potentially including aggregators. This natural gas will be delivered in a co-mingled stream through the Fortis BC pipeline to the site.</p> <p>Natural gas liquefied in the Woodfibre LNG facilities will be produced and processed primarily in the northeastern region of BC, but may also originate from other wells connected to the Western Canadian Gas Transmission System. The Oil & Gas Commission (OGC) regulates these extraction activities under the Oil & Gas Activities Act and related regulations.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
491(i)	March 15, 2015	Vel Anderson - Gibsons, British Columbia	<p>Re: First major concern - Erroneous information on the EAO website at Notices - News</p> <p>Notices - News Releases should show that the period for public comment has been extended for both proposed projects.</p> <p>Extended Public comment for Eagle Mountain - Woodfibre Gas Pipeline Project ends March 27, 2015</p> <p>Extended Public comment for Woodfibre LNG Project ends March 23, 2015</p> <p>However that is not the case.</p> <p>I only checked EAO Notices - News Releases - there may be other in consistencies.</p> <p>Here is what I find on your EAO website....</p> <p>Eagle Mountain - Woodfibre Gas Pipeline Project</p> <ul style="list-style-type: none">• The public comment period will commence on Jan 26 to March 12 details here.• The extended comment period is not updated at http://a100.gov.bc.ca/appsdata/epic/html/deploy/epic_project_doc_list_406_p_new.html shows Public Comment Period, between November 15th, 2013 and December 16th, 2013 (Last Updated: 2015-03-10) <p>Woodfibre LNG</p> <p>Again, incorrect information posted at EAO "Notices- News Releases"</p> <p>Public invited to comment on the proposed Woodfibre LNG Project, this "comment period will begin on January 22, 2015 and end on March 9, 2015" (Last Updated: 2015-03-12)</p> <p>posted at- http://a100.gov.bc.ca/appsdata/epic/html/deploy/epic_document_408_38541.html and again wrong information for the public at http://a100.gov.bc.ca/appsdata/epic/html/deploy/epic_project_doc_list_408_r_new.html</p> <p>This is unfortunate as citizens, who may have wished to comment, have lost the opportunity to do so by the misleading information on the BC Environmental Assessment Office's (EAO) website.</p> <p>1. corrections to the website should be made as soon as possible 2. extend the comment period a further 60 days, and advertise</p>	EAO Website	The Proponent defers to the EAO for a response to this question.	For more information related to comments on the Environmental Assessment process please see "EAO Response to Public Comments – Application Review Public Comment Period for Woodfibre LNG, January 22 – March 23, 2015" under the Application Review EAO Generated Documents [Link] .

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
491(ii)	March 15, 2015	Vel Anderson - Gibsons, British Columbia	On a second major concern is the lack of information to citizens of the Sunshine Coast From the beginning of this whole process (around Nov. 2013) the EAO has provided information through the many open houses for Whistler residents, Squamish, Lions Bay and West Vancouver residents, nothing to date for the Sunshine Coast. Notices in the local newspaper invite residents of the Sunshine Coast to submit their questions/concerns/comments to the EAO, however your office has ignored the many requests from the Sunshine Coast Regional District and citizens, for EAO and Woodfibre LNG to present information through public meetings on the Coast. Is this a directive from the Federal Minister of Environment, the Honourable Leona Aglukkaq?	Public Open Houses	The locations of the EAO Public Open Houses are determined by the EAO. Woodfibre LNG has undertaken public consultation in the form of more than 300 community meetings, two telephone town halls, three rounds of formal public consultations, and has opened a Community Office in Squamish to respond to questions. Woodfibre LNG also regularly engages the public through its web site (woodfibrelng.ca), email, and Facebook page. A public consultation report will be filed with the EAO in accordance with the environmental assessment process. In response to public consultation, Woodfibre LNG has made meaningful changes to the Project. For example, in response to concerns about the possibility that the LNG facility would run on a gas turbine, Woodfibre LNG committed to powering the facility plant using electricity from BC Hydro. This decision will reduce greenhouse gas emissions by about 80 per cent, and will help make Woodfibre one of the cleanest LNG plants in the world.	
491(iii)	March 15, 2015	Vel Anderson - Gibsons, British Columbia	As you know we are reliant on regular sailings of BC Ferries. We have yet to be guaranteed no interruption in the BC Ferries schedule from Woodfibre LNG tankers and the associated LNG business.	Effects of the Project on BC Ferry Schedule	According to the Canadian Coast Guard, there were a total of 12,909 large vessel movements in Howe Sound in 2013, all enabled by existing navigational aids along the route. The Woodfibre LNG Project will bring three to four LNG carriers to the site each month. BC Ferries has not identified scheduling delays or interruptions as a potential effect. Following detailed discussions with BC Ferries, Pacific Pilotage Authority and BC Coast Pilots, it has been determined that there will be no serious effect to BC Ferries when sharing the waterway near Horseshoe Bay with LNG carriers. Coordination with these vessels will follow normal communication protocols under the Marine Communication and Traffic Services (MCTS).	
491(iv)	March 15, 2015	Vel Anderson - Gibsons, British Columbia	An accidental LNG tanker collision with the terminal or another vessel, a terrorist attack, human error, equipment failure, or a natural disaster such as an earthquake could cause a tanker failure and resulting vapor cloud fire. This could disrupt life as we know it today on the Sunshine Coast for some time. Here are three examples that give us cause for concern, and for you to consider - 1. The 2004, Skikda LNG accident was the worst petrochemical plant fire in Algeria, in which 27 employees died, 56 injured and cost \$900 million http://www.exponent.com/LNG_liquefaction_facility_skikda_algeria/ 2. Cleveland, Ohio, October 20, 1944, 128 people were killed and 225 injured in the LNG explosion The area directly involved was about three-quarters of a square mile of which an area of about 30 acres was completely devastated. http://www.ch-iv.com/links/history.html 3. Feb. 2008, LNG tanker adrift off Cape Cod coast. A liquefied natural gas tanker, fully loaded, owned by Teekay Corp. lost propulsion and was adrift about 56 kilometres east of Cape Cod, Mass. http://www.canada.com/calgaryherald/news/calgarybusiness/story.html?id=6dc7a053-4b23-44e2-920a-539ed49d2f04 The fire took eight hours to	Safety Natural Hazards	Woodfibre LNG will be designed for the safe and efficient handling of liquefied natural gas, both on land and on water. This includes standards set out in the BC Oil and Gas Activities Act and the associated Liquefied Natural Gas Facility Regulation, national and BC building codes, as well as national and international standards, guidelines and codes of practice where there are no applicable codes for BC. The Accidents and Malfunctions section (Section 11.0) of the Application assessed the consequence and frequency of effects resulting from credible worst case scenarios for the Project. It showed that potential risks to the public were within the tolerable risk criteria regulated by the BC Oil and Gas Commission (OGC). The OGC will include a review of the quantitative risk assessment for this Project in the permit application review to confirm that the study and results meet the regulated requirements. Additional information on accidents and malfunctions was provided to the EAO on April 29, 2015. During operation, major accidents at LNG facilities are very rare. LNG is not explosive in an unconfined environment. Two fire / vapour cloud explosions at LNG facilities are known to have occurred in the past 60 years. A vapour cloud and fire in Ohio occurred in 1944 because of leaks from an LNG tank constructed from inappropriate material, and in 2004 an explosion occurred in Algeria because of a steam boiler problem (boilers are not part of the Project design). Standards for modern LNG facilities have benefited from the lessons learned from these accidents, and include design requirements that avoid these accidents.	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
			<p>extinguish. The explosions and fire destroyed a portion of the LNG plant and caused 27 deaths and injury to 72 more. Can you imagine, a huge tanker fully loaded with volatile Liquid Natural Gas adrift on our coastline and the horrific damage should there be a collision?</p> <p>No risk assessment can guarantee safety in case of accident, earthquake, or terrorism. We, on the Sunshine Coast will definitely be affected by this proposed Woodfibre LNG project.</p>		<p>LNG tankers transiting Howe Sound to and from the Woodfibre LNG Terminal will be escorted by at least three powerful tugs, two at the stern (one tethered at all times) and one running ahead.</p> <p>Fast time mission simulations have shown that these powerful tugs can effectively manage the LNG carrier safely during her transit, in the unlikely event of an engine breakdown with the rudder locked in hard over condition. These simulation studies will be reflected in the Woodfibre TERMPOL submission as mitigation measures to avoid incidents such as referenced in the question. Similar fast time mission simulations will be undertaken specific to the Project by the Pilots, tugs and LNG carrier at a simulation center to ensure results generated from the fast time simulations are accurate and sufficient tugs are available to safely manage the LNG carrier in event of an engine breakdown.</p> <p>In addition, as part of the OGC permitting process, Woodfibre LNG Limited will be required to prepare a Safety and Loss Management Plan, which will include an emergency response plan and a security management plan. In addition, the site will be fenced and a control zone around the marine portion of the Project area will be established. The objective for the control zone and fencing is for public safety reasons, but will also be designed to prevent access by saboteurs.</p> <p>Security for LNG carriers in transit will be addressed by the Canadian Coast Guard and Transport Canada. It is unlikely that an attack on a LNG carrier would successfully penetrate an LNG container and result in loss of containment, given the multiple layers of steel that would need to be penetrated. The consequence and frequency for a worst case scenario for potential loss of containment of LNG on an LNG carrier due to grounding and collision with another vessel is considered in Appendix 11-1 of the Application.</p> <p>Is it not anticipated that penetration of an LNG container on an LNG carrier would result in an explosion. It is not anticipated that a collision can result in damage to more than one container. Additional analysis for marine risks will be carried out during the TERMPOL assessment for the Project.</p> <p>Third party independent experts have conducted a detailed investigation and review of geotechnical and natural hazards of the Woodfibre site.</p> <p>The Project will be designed:</p> <ul style="list-style-type: none">• For a one in 2,475 year earthquake.• In accordance with CSAZ276, Liquefied Natural Gas Production, Storage and Handling, with respect to their specific requirements for seismic design of LNG plants.• To address the potential for liquefaction, ground improvements will be undertaken as part of Project construction and if deemed necessary, critical infrastructure will be moved to other locations within the project site• If a ship is at dock at the time of a seismic event, and the movement between the LNG carrier and the floating storage and offloading unit (FSO) is outside safe operating parameters, the LNG transfer will safely shutdown and release the LNG carrier from its mooring and allow it to naturally move away from the FSO with assistance from the tugs on standby.• Project components, including bridges, will be designed for the 200-year instantaneous peak flows on Mill Creek and Woodfibre Creek.	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
					<ul style="list-style-type: none">Buildings will be constructed at different elevations that correspond to their risk category in case of flooding.We will engage qualified professionals to conduct a debris flow and debris hazard assessment prior to construction.Seismic monitors will be installed on critical process equipment and linked to the facility's ESD (Emergency Shutdown System). Should a seismic event occur, and the vibration experienced is outside the designed parameters of the seismic monitors, the facility (via the ESD) will automatically trip and place itself in fail-safe mode. <p>Please also refer to Public Safety and Marine Transport information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
491(v)	March 15, 2015	Vel Anderson - Gibsons, British Columbia	<p>On the Government website, we see at http://www.eao.gov.bc.ca/participation.html Public Participation in the EA Process "Public participation in the Environmental Assessment (EA) process helps to ensure that community values and public goals for community development are considered in project planning and decision-making. After all, projects that are subject to an environmental assessment may have the potential to impact a community or a region. Public participation provides a means for proponents to learn about and incorporate local information, priorities and concerns into a project's design."</p> <p>and at http://www.eao.gov.bc.ca/pcp/index.html "Public participation in the Environmental Assessment (EA) process helps to ensure that community values and public goals for community development are considered in project planning and decision-making."</p> <p>Madam Minister, we note that under Section 4(3)(a) of the Environmental Assessment Act - Public Consultation Policy Regulation</p> <p>(3) It is a general policy requirement that the executive director's written assessment under subsection (2), if warranted,</p> <p>(a) specify further public consultation activities that the executive director considers necessary to ensure adequate public consultation in relation to the reviewable project, which, without limitation, may include specifying one or more of the following activities and the manner in which they are to be carried out:</p> <p>(i) giving public notice;</p> <p>(ii) providing access to information;</p> <p>(iii) conducting general public consultation;</p> <p>(iv) consulting with persons or organizations specified by the executive director,</p> <p>(b) establish a time limit by which the public consultation program proposed by the proponent and any further public consultation activities specified under paragraph (a) must be carried out,</p>	Public Comment Period	<p>The Proponent defers to EAO to respond to this request.</p> <p>Woodfibre LNG has undertaken public consultation in the form of more than 300 community meetings, two telephone town halls, three rounds of formal public consultations, and has opened a Community Office in Squamish to respond to questions. Woodfibre LNG also regularly engages the public through its web site (woodfibrelng.ca), email, and Facebook page.</p> <p>Consultation Overview:</p> <ul style="list-style-type: none">7 Open Houses, attended by more than 870 people1 Community Roundtable on Gambier Island, attended by 53 people10 Small Group Meetings, involving more than 200 people2 Telephone Town Halls, 765 participants310+ Stakeholder Meetings5 NewslettersAskwoodfibrelng.ca website, allowing people direct access to Project expertsRegularly monitored Project Information LineRegularly monitored Project Email Address, info@woodfibrelng.caYouTube Channel	<p>For more information related to comments on the Environmental Assessment process please see "EAO Response to Public Comments – Application Review Public Comment Period for Woodfibre LNG, January 22 – March 23, 2015" under the Application Review EAO Generated Documents [Link].</p>

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
			and (c) assign the responsibility for carrying out each activity specified under paragraph (a) to either the proponent or the Environmental Assessment Office. Remember, your office is seeking our comments. I'm sure you'll agree, that it's only reasonable that residents be provided with an opportunity to assess first hand information on the projects for Howe Sound, before commenting. We ask for an public comment period extension of at least 60 days and public information sessions.			
492	March 16, 2015	Natasha Salgado - Toronto, Ontario	No fracking	Hydraulic Fracturing	Thank you for the comment.	
493	March 16, 2015	Sarah Dyson - Waco, Texas	Isn't this going to affect our ecosystem? HUGS TO ALL FROM TEXAS	Effects of the Project on the Environment	Thank you for your comment. An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.	
494	March 16, 2015	Personal Information Withheld - Staten Island, New York	The BC government needs to stand behind its own claims that it is a climate leader by walking away from its LNG aspirations and rejecting Woodfibre LNG	Climate Change/GHG Emissions	Thank you for your comment. Woodfibre LNG Limited is of the view that natural gas – the cleanest burning fossil fuel – is the best and most reliable way to help transition away from high-emission fuels such as oil and coal. This is particularly true in energy-hungry Asian markets, where Woodfibre LNG plans to sell its product. In fact, replacing just one 500 Megawatt coal-fired power plant with natural gas fueled power generation for one year, equates to taking 557,000 cars off the roads ¹² . Section 5.3 Greenhouse Gas Management of the Application includes an assessment of the potential Project-related effects to greenhouse gases. The influence of Project-related greenhouse gas emissions on climate change was evaluated by assessing whether any measurable change in climate could result from the Project-generated greenhouse gas emissions. The relatively minor increase in global emissions associated with the Project would correspond to a change in climate that is unlikely to be measurable.	

¹² Note on Source: A 2009 independent study commissioned by CLNG (Centre for Liquefied Natural Gas) and performed by Pace Global Energy Services found that existing U.S. coal fired power generation produces more than double the lifecycle greenhouse gas emissions than power generation fueled by regasified LNG.

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
495(i)	March 16, 2015	Alejandro Frid - Bowen Island, British Columbia	<p>Comments on Woodfibre LNG proposal. (by Alejandro Frid, Bowen Island)</p> <p>I am a marine ecologist who, as former post-doctoral fellow with the Vancouver Aquarium Marine Science Centre, conducted field research in Howe Sound between 2008 and 2013. Given that experience, I am keenly aware that Howe Sound is tenuously recovering from past abuses. New stressors, such as those associated with the Woodfibre LNG proposal and related shipping, are likely to set-back the ecological recovery currently taking place in Howe Sound.</p>	Recovery of Howe Sound	<p>Thank you for the comment.</p> <p>The goal of Woodfibre LNG Limited is to develop a project that provides sustained economic growth while continuing to support the work that has been done to improve Howe Sound.</p> <p>The Woodfibre site has been used for industrial purposes for 100 years and continues to be zoned for this use. Woodfibre LNG's purchase of the property was contingent on its former owner, Western Forest Products (WFP), obtaining a Certificate of Compliance (COC) from the BC Ministry of Environment (MOE). On December 22, 2014, the MOE issued two COCs for the Woodfibre property. The COCs confirm that WFP has cleaned up the site to acceptable contaminant levels and existing site contamination does not pose an ecological or human health risk. These COCs include conditions related to monitoring and management of residual contamination, and reporting requirements that must be undertaken by a BC MOE Approved Professional.</p> <p>Woodfibre LNG Limited intends to perform additional remediation and ecosystem restoration in the Project area once the property sale is complete. Plans for additional remediation include the removal of approximately 3000 existing creosote-coated piles from the waterfront in the Project area, the creation of a Green Zone around Mill Creek, and the containment and closure of the on-site landfill. This work will be carried out in partnership with the local Streamkeepers Society and other relevant groups, where suitable so that local conservation and restoration targets can be met (please refer to Section 2.6.7 Ecological Benefits of the Application).</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p>	
495(ii)	March 16, 2015	Alejandro Frid - Bowen Island, British Columbia	<p>The potential issues include acoustic and shipping impacts on cetaceans.</p>	Effects of the Project on Marine Mammals	<p>An assessment of the potential effects of the Project on marine mammals is included in Section 5.19 Marine Mammals, and includes an assessment of the effects of noise. The Application concluded that there is the potential to marine mammals to experience short-term behavioural disturbances from construction activity (pile driving) and vessel traffic.</p> <p>Woodfibre LNG Limited will retain a contractor to perform underwater acoustic monitoring for pre, during and post project construction. The underwater monitoring will collect underwater sound levels and marine mammal presence (e.g., of those species present, their frequency and seasonality). This will contribute further to baseline information for both underwater sound levels and mammal presence in the project area and in the vicinity of the Project Site to monitor potential changes of marine mammals over time.</p> <p>Please also refer to the Marine Mammals information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
495(iii)	March 16, 2015	Alejandro Frid - Bowen Island, British Columbia	Also. I have yet to see a rigorous assessment of how the Woodfibre LNG proposal might impact key biological features of Howe Sound including, but not limited to, the recovering rockfish populations and recently-discovered glass sponge colonies. Without that rigorous assessment, there can be no confidence on the project's self-proclaimed "greenness".	Effects of the Project on Marine Life	<p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>All discharges to the marine environment will meet or exceed applicable legislation and guidelines, including the BC Water Quality Criteria (marine and estuarine life), the Canadian Environmental Quality Guidelines (water quality guidelines for the protection of aquatic life – marine), and the Fisheries Act. The seawater cooling system will require a waste discharge permit under section14 of the <i>Environmental Management Act</i>. Woodfibre LNG Limited is legally required to comply with all requirements as outlined in the permit.</p> <p>For more information on the effects of the Project on marine water quality please refer to Section 5.10 Marine Water Quality. Additional components of the marine environment that have been assessed include Freshwater Fish and Fish Habitat (Section 5.15), Marine Benthic Habitat (Section 5.16), Forage Fish and Other Fish (Marine) (Section 5.18) and Marine Mammals (Section 5.19). A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p> <p>Additional information on the seawater cooling system intake and discharge was provided to the EAO on April 23, 2015. Please also refer to the Seawater Cooling System and Marine Mammal information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
495(iv)	March 16, 2015	Alejandro Frid - Bowen Island, British Columbia	<p>Yet beyond the above local concerns, the climate impacts of developing new infrastructure for fossil fuels are unjustifiable. Natural gas is a fossil fuel composed primarily of methane (85% or more)*. Its direct climate impact relative to that of other fossil fuels depends on time scale 1,2. Over one hundred years or more, natural gas has a lower direct impact on the climate than other fossil fuels. Over 20 years or less, natural gas has a stronger direct impact on climate change 2. The reasons are:</p> <p>1) CO2 emissions produced during extraction, transport and consumption are lower for natural gas than for other fossil filets. CO2 persists in the atmosphere for centuries, which is why natural gas has a lower direct impact on the climate over one hundred years or more</p> <p>2) Of all fossil fuels, however, natural gas has the highest rate of methane emissions. Although the direct climate impact of methane lasts only a few decades, the global warming produced by methane over 20 years is 86 to 105 times greater than that</p>	Climate Change	<p>Woodfibre LNG Limited is of the opinion that natural gas – the cleanest burning fossil fuel – is the best and most reliable way to help transition away from high-emission fuels such as coal. This is particularly true in energy-hungry Asian markets, where Woodfibre LNG plans to sell its product. In fact, replacing just one 500 Megawatt coal-fired power plant with natural gas fueled power generation for one year, equates to taking 557,000 cars off the roads over the same time period¹³.</p> <p>Section 5.3 Greenhouse Gas Management of the Application includes an assessment of the potential Project-related effects to greenhouse gases. The influence of Project-related greenhouse gas emissions on climate change was evaluated by assessing whether any measurable change in climate could result from the Project-generated greenhouse gas emissions. The relatively minor increase in global emissions associated with the Project would correspond to a change in climate that is unlikely to be measurable.</p>	

¹³ Centre for Liquefied Natural Gas. http://www.lngfacts.org/resources/CLNG-PACE_Study_one-pager.pdf.

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
			<p>produced by an equivalent mass of carbon dioxide (according to the three most recent estimates) 2. Consequently, the overall climate impact of natural gas can be quite large 1,2. Sustained warming caused by methane over 20 years at a rate that is 86 to 105 times stronger than CO2 can contribute to "positive feedback loops"—indirect mechanisms in which relatively small temperature rises initiate other processes that accelerate further heat". For instance, warming in the Arctic and Subarctic already has reduced the area covered by summer sea ice and begun to melt permafrost. Consequently, solar radiation that would have been reflected back to space by white sea ice is now absorbed by dark unfrozen ocean, and the melting permafrost releases greenhouse gases that had been stored frozen underground. Both of these mechanisms exacerbate global warming 3,4. Due to these sorts of positive feedback loops, the short-term yet powerful warming associated with methane emissions make the overall climate impact of natural gas very significant. As climate scientist Robert W. Howarth emphasis, reducing methane emissions over the next 15.35 years is critical to avert severe runaway climate change disasters 2.</p> <p>*US Environmental Protection Agency: http://epa.gov/climatechange/ghgemissions/gases/ch4.html</p> <p>BC government propaganda has focused on the fact that CO2: emissions from natural gas are lower than for other fossil fuels, and that methane emissions last relatively short periods of time in the atmosphere. Their argument for LNG as a "climate solution", however, is flawed because it fails to account for the tremendous warming potential of methane over 20-year periods, and how such warming might contribute to runaway climate change. Also, as climate scientists and MLA Andrew Weaver points out, the BC government has not accounted for the large amounts of natural gas required to fuel large-scale liquefaction and that increase the climate impacts of LNG**.</p> <p>Not decreasing emissions from fossil fuels, LNG included, may indirectly impacts marine biodiversity in Howe Sound and elsewhere. Among other impacts, warming increases susceptibility to disease for salmon 5 and other species and— by altering the timing of migration and the quality of spawning habitat 6—can increase pre-spawning mortality. The consequences of warming and ocean acidification extend beyond salmon to many other species, including shellfish herring, seaweed and groundfish 7-10.</p> <p>Based on the combined local and climate impacts of LNG, I strongly oppose the Woodfibre LNG proposal.</p>			

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
			<p>Sincerely.</p> <p>Alejandro Frid, PhD</p> <p>352 Creek Road, Bowen Island, BC VON 1G1</p> <p>References</p> <ol style="list-style-type: none">1. Montzka, S. A., Dkigokencky, E. J. & Butler, J. H. Non-002 greenhouse gases and climate change. Nature 476. 43-50. doi.10.10381naturc 0322 (2011).2. Howarth, R. W. A bridge to noxyhere: methane emissions and the greenhouse gas Footprint of natural gas. Energy Science & Engineering 2, 47-60, doi.:10.1002..3.35 (2014).3. Riihcl. A. Mannir.n. T. & Lainc, V. Observed changes in the albedo of the Arctic sea-ice zone for the period 1982-2009. Nature eh mare Change 3, 895-1398, doi.:10.103&nclimatc1963 (2013).4. Belshe, E. F., Schuur, E A G. & Balkcr, B. M. Tundra ecosystemw observed to be CO2 sources due to differential amplification of the carbon cycle. Eco1. Lot 16, 1307-1315, clok10.1.11.1.1,12164 (2013).5. Miller, K. M. er al. Infectious discs., shilling climates, and opportunistic predators: cumulative factors potentially impacting wild salmon declines. Eval. AppL 7,812-855, doi:10.111licva.12164 (2014).6. Taylor, S. G. Climate warming causes phenological shill in PBS Salmon, Oncorhrichus gorbuscha, behavior at Auke Creek, Alaska. Glob. Ch.:loge Sint 14, 229-235, doi:10.111.16.1.365-2486.2007.01494.x (2008). <p>**Andrew Weaver, climate scientist and MLA: http://www.andrewweavermla.ca/lng-facts-comments/http</p> <ol style="list-style-type: none">7. Surnaila. U. R., Chung. W. W. L., Lam, V. W. V., Pauly, D. & I ',Trick. S. Climate change imparts on the biophysics and economics of world fisheries. Nature Mum Change 1. 449-456. dor. la linginclimatel301 I.).8. Okay, T. A.. Alictioa, Lc. V. & 3autan, S. Weals of climate change on Canada's Pacific marine ecosystems: a simarnary of scientific la...ledge. Rev. Posh. BloL SllaS. 24, 519-559, dui:10.1007/s 1160-014-9342-1 (2014).9. Cheung, W. W. aL Shrinking of fishes exacerbates impacts of global ocean changes on marine ecosystems. Nature Climate Change 3. 254-258. cloi.10.1038Mclimatc1691 (2013). <p>Champ, W. W. 1-, Watson, R. & Pauly, D. Signature of ocean warming in global fishcrl. catch. Nature 497. 305--F, clui:10.10381natiLm12156</p>			

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
			(2013)			
496	March 16, 2015	Pam Wright - Pasadena, California	We've ignored environmental impact for far too long. PLEASE do your jobs!	Effects of the Project on the Environment	Thank you for the comment.	
497	March 16, 2015	Rachel Harris - Lions Bay, British Columbia	<p>I am a resident of Lions Bay and do not want fracking to be done in our beautiful Howe Sound. With so much research showing the harm of fracking on our environment, water and air it makes no sense to pursue this here. There are too many communities in and around Howe Sound. We do not want our children to become sick through polluted water or air. Every summer our children play and swim in the ocean. We also want to protect the wildlife that lives amongst our beautiful land and shores. It is not uncommon to see the white sided pacific dolphin, porpoises, seals and even Orca whales. We should be protecting our wildlife and environment not damaging it.</p> <p>There is simply too much to loose. The price we may have to pay is not worth it.</p>	Hydraulic Fracturing	<p>Woodfibre LNG acknowledges the expressed concern regarding hydraulic fracturing. Hydraulic fracturing activities are outside the EA scope of the Project.</p> <p>Woodfibre LNG Limited is not engaged in oil or gas extraction or production activities. The gas delivered to the Project site will be supplied to the Project from western Canadian market hubs through an expansion of the existing gas transmission system by Fortis BC, and is the same gas that is supplied to Squamish, Metro Vancouver, Whistler, the Sunshine Coast and Vancouver Island through the Fortis BC pipeline system.</p> <p>Like other customers along the pipeline route, Woodfibre LNG will buy its feed gas from third party suppliers, potentially including aggregators. This natural gas will be delivered in a co-mingled stream through the Fortis BC pipeline to the site.</p> <p>Natural gas liquefied in the Woodfibre LNG facilities will be produced and processed primarily in the northeastern region of BC, but may also originate from other wells connected to the Western Canadian Gas Transmission System. The Oil & Gas Commission (OGC) regulates these extraction activities under the Oil & Gas Activities Act and related regulations.</p>	
498	March 16, 2015	Jim Menzies - West Vancouver, British Columbia	It has taken years to clean up Howe Sound and now we want to pollute it again. This is a ridiculous proposal. Just say NO!	Industrial Legacy	<p>Thank you for your comment.</p> <p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
499(i)	March 16, 2015	Hilary Butler - Bowen Island, British Columbia	The idea of super-tanker-like carriers going through Howe Sound is totally insane, from the point of view of problems to be encountered with logistics of ferry, small boat and kayak traffic.	Marine Transport	<p>Thank you for your comment.</p> <p>The assessment of marine transport (e.g. Project-related vessel interactions with BC Ferries) and marine recreational boating activities is included in Section 7.3 Marine Transport of the Application. The Application concludes that with mitigation measures, there are no significant Project-related adverse effects to marine transport.</p> <p>Section 7.3.2.3.4 Small Vessel Traffic includes data on recreational boating routes and destinations, and marine based tourism activities.</p> <ul style="list-style-type: none">• The waters in Queen Charlotte Channel are shown to have the highest number of hours for large pleasure craft and yacht vessels (which excludes smaller vessels of less than 30 m) within the local assessment area, based on data available for 2010. These waters also represent the highest density of large commercial vessel traffic in the local assessment area.• Recreational boating is reported to be busiest in July and August, but the main boating season runs from May until September and can occur year-round. Recreational boating routes to destinations in the local assessment area are shown to follow the established shipping route to Squamish, and intersect it at various locations including Anvil Island, Lions Bay, Bowyer Island, Bowen Island, Horseshoe Bay, Snug Cove Whytecliff Point and Fisherman's Cove. <p>According to the Canadian Coast Guard, there were a total of 12,909 large vessel movements in Howe Sound in 2013, all enabled by existing navigational aids along the route. The Woodfibre LNG Project will bring three to four LNG carriers to the site each month.</p> <p>Woodfibre LNG Limited has committed to further consultation with recreation stakeholder groups in Howe Sound to identify concerns and, where practical, additional mitigation measures to reduce effects.</p> <p>Woodfibre LNG will develop a Squamish Harbour Vessel Traffic Plan to identify strategies to minimize displacement of marine-based recreational activities. As a component of the Squamish Harbour Vessel Traffic Plan, Woodfibre LNG will also work with Matthews Southwest and Bethel Lands Corporation, and District of Squamish, to minimize displacement of recreation activity by Project-associated ferry and water taxi traffic that travels to and from the Project site</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
499(ii)	March 16, 2015	Hilary Butler - Bowen Island, British Columbia	The pollution of the water and air associated with the project will have huge repercussions on fish, bird and human life in the area.	Effects of the Project on the Environment	<p>Thank you for your comment.</p> <p>Woodfibre LNG Limited recognizes the community concerns about the potential effects of the Project on the waters and marine and plant life in Howe Sound. From the very beginning, Woodfibre LNG has been committed to listening to the community and building a project that is right for Squamish and right for BC – and this includes environmental stewardship.</p> <p>All discharges to the marine environment will meet or exceed applicable legislation and guidelines, including the BC Water Quality Criteria (marine and estuarine life), the Canadian Environmental Quality Guidelines (water quality guidelines for the protection of aquatic life – marine), and the Fisheries Act. The seawater cooling system will require a waste discharge permit under section 14 of the <i>Environmental Management Act</i>. Woodfibre LNG Limited is legally required to comply with all requirements as outlined in the permit.</p> <p>As part of Woodfibre LNG's Environmental Assessment Certificate Application, air dispersion modelling based on planned activities and equipment use — including marine vessels — were undertaken to predict air emissions from the Project operation phase. The results of the dispersion modelling were compared against federal and provincial standards and guidelines; and, all predicted concentrations were below these standards and guidelines.</p> <p>An assessment of the potential Project-related effects on the environment is included in Section 5.0 of the Application. A summary of the residual and cumulative environmental effects that cannot be avoided or mitigated through the re-design or relocation of the Project, or through Proponent commitments to mitigation measures are included in Section 21.0 Summary of Project-related Residual Effects. Mitigation measures are summarized in Section 22.0, and include mitigation measures to reduce or avoid effects to the marine environment. The Application concluded that, with mitigation measures in place, there were no Project-related significant adverse residual effects to the environment.</p>	
499(iii)	March 16, 2015	Hilary Butler - Bowen Island, British Columbia	Where is Super-Natural BC, a haven for tourists, in this picture?	Tourism	<p>Woodfibre LNG Limited is of the view that the Woodfibre site is the right fit for an LNG facility. It features: zoned industrial, more than 100 years of industrial use, deepwater port, access to established shipping routes, access to FortisBC pipeline, access to BC Hydro transmission grid, and access to labour force.</p> <p>Woodfibre LNG Limited is also of the view that tourism and industry can work together to create responsible economic development in Squamish. BC Ferries and Squamish Terminals have shown how industry can successfully coexist with local tourism and recreation, and Woodfibre LNG Limited is working hard to follow that example.</p> <p>An assessment of the potential effects of the Project on tourism is included in Section 6.2 Labour Market and Section 6.3 Sustainable Economy. The Application concluded that there were no Project-related significant adverse residual effects to the economy.</p> <p>The Application assesses the potential effects of the Project to outdoor recreation in Section 7.4 Land and Resource Use. With the proposed mitigation, it is not likely that there will be significant residual effects to outdoor recreation.</p> <p>Please also refer to the Sustainable Economy information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
500	March 16, 2015	Ainslie Manson - Bowen Island, British	We live on Bowen Island and I think it is the most beautiful place on earth... don't let the Woodfeibre LNG Project happen	LNG Project	Thank you for the comment.	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
		Columbia				