

Proposed Woodfibre LNG Project – Comments #1 – 100, Table 1 of 17

The following table includes Woodfibre LNG Limited’s responses to comments #1 - 100 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
1(i)	January 23, 2015	Personal Information Withheld - Howe Sound, British Columbia	Where has data been collected on recreational boating in Howe Sound? How many boats, boating routes, safety with LNG tankers, etc?	Recreational Marine Traffic	<p>Thank you for the question.</p> <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 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 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>Woodfibre LNG Limited has committed to further consultation with recreation stakeholder groups in Howe Sound to identify concerns and, where practical,</p>	

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					additional mitigation measures to reduce effects.	
1(ii)	January 23, 2015	Personal Information Withheld - Howe Sound, British Columbia	What is the research concerning the wake, and how will the wake from tankers impact the shoreline, boaters in Howe Sound, shoreline properties, etc?	Effects from Shipping Wake	<p>Thank you for the question.</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>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>	
1(iii)	January 23, 2015	Personal Information Withheld - Howe Sound, British Columbia	What chemicals are being used on the LNG tankers themselves and what is the toxicity level to marine life, ocean water, and the health risks to the tanker-makers themselves?	Chemicals	<p>There are a range of chemicals used on board an LNG carrier for corrosion protection, cleaning and maintenance purposes. The use and disposal of these chemicals on board an LNG carrier are governed by the International Convention for the Prevention of Pollution from Ships (MARPOL), as mandated by the International Maritime Organization (IMO).</p> <p>MARPOL is the main International Convention covering prevention of pollution of the marine environment and includes regulations aimed at preventing and minimizing pollution from ships - both accidental pollution and that from routine operations.</p>	
2	January 23, 2015	Personal Information Withheld - Howe Sound, British Columbia	What are the rights of the people of Howe Sound to stop this project from moving forward if it is not desired from the people who live here?	Public Consultation	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.	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 Application Review - EAO Generated Documents [Link] .

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3	January 23, 2015	Leo Letendre - New Hazelton, British Columbia	<p>Our oceans and fish are too important to have anyone contaminate it.the Eco system around Howe Sound for our fish to spawn in will be poisoned for years and years to come.</p> <p>It is the responsibility of EAO and the people of the beautiful province to protect it with our lives for our future children, grand children, and their children. It is up to the EAO and us the people to have the knowledge and guts to say no, enough is enough.</p>	Effects of the Project on Marine Life	<p>Woodfibre LNG Limited acknowledges community concerns about the potential effects of the Project on the waters, and marine and plant life in Howe Sound and is committed to a Project that 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 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>	
4	January 23, 2015	Personal Information Withheld - Coldstream, British Columbia	<p>Howe Sound is just RECOVERING from years of INDUSTRIAL Pollution & ABUSE the Sound and Marine wildlife can not stand to be ABUSED AGAIN !! This location should not be considered acceptable ! Howe sound and Marine life has to be PROTECTED !!</p>	LNG Project	<p>Woodfibre LNG Limited acknowledges community concerns about the potential effects of the Project on the waters, and marine and plant life in Howe Sound and is committed to a Project that is right for Squamish and right for BC – and that 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 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>	

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5	January 23, 2015	Robin Spano - Lions Bay, British Columbia	Extensive reports have proven how destructive fracking is for communities where shale gas is extracted via hydraulic fracturing. Extensive case studies have shown that there is no "safe" way to do this, that nearby residents are invariably left with contaminated ground water, drinking water, and air. I would therefore demand a binding acknowledgement on the part of Woodfibre LNG that they will not source any gas obtained from fracking or other unsafe, unclean methods. Not knowing where the gas is coming from, or "buying whatever's on the market" isn't good enough. There's no restitution for damaging human health.	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>	
6(i)	January 23, 2015	Ralph 'cleesemeek' Fulber - Britannia Beach , British Columbia	I rest assured that we will not embrace the folly of continuing on this plan of securing our mutual economic future with a shale gas export policy that is misguided at best. The practice of 'fracking' is being banned in jurisdictions all over the world in a domino effect. How could we as a civil society allow ourselves to be intoxicated by the lure of financial reward at the expense of creating a moonscape and an inter-generational environmental calamity?	Hydraulic Fracturing	<p>Thank you for the comments.</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>	
6(ii)	January 23, 2015	Ralph 'cleesemeek' Fulber - Britannia Beach, British Columbia	I moved to Britannia Beach thirty years ago and struggled not only to secure tenure in this historic mining community abandoned in all ways as Anaconda fled for the green pastures of Chile on the back of one of the most brutal coups of history leaving an environmental catastrophe behind. The Federal government called it the worst point source of mineral contamination in North America. The site was remediated for tens of millions of dollars, albeit at what remains an annual cost of \$1 millions annually to be carried in perpetuity. The pulp mill at Woodfibre was closed, the chlorine plant at Squamish as well with its legacy of mercury pollution. Orcas have returned. The herring spawn and we all delight as, at times, hundreds of dolphins grace the waters of this beautiful fjord in recovery, Howe Sound struggles to rebound from our abuse. Now we even give thought to allowing a refinery to be mostly barged in to occupy a site that will no doubt only be remediated to the standards of a brownsite?	Industrial Legacy	<p>Woodfibre LNG is committed to building a project that is right for Squamish and right for BC. 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, 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>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</p>	

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					<p>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>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 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>	
6(iii)	January 23, 2015	Ralph 'cleesemeek' Fulber - Britannia Beach, British Columbia	We will supply vast quantities of subsidized hydro electric power to a proponent that is notoriously untrustworthy in compliance and defies even the most basic standards of environmental and labour practices?	Electrical Subsidy Compliance	<p>Woodfibre LNG Limited confirms that 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> <p>The Woodfibre LNG Project will comply with all applicable regional, provincial and federal guidelines and standards including but not limited to: employment standards, health and environmental regulations and standards, taxation, and Aboriginal group agreements.</p>	
6(iv)	January 23, 2015	Ralph 'cleesemeek' Fulber - Britannia Beach, British Columbia	50,000 fracked wells will feed this monster and chlorinated cooling water will be pumped directly into Howe Sound as in an attempt to compete selling fossil fuel in a market glutted with a desperate attempt to sell as much as possible before we do the right thing and leave this stuff in the ground. Entire watersheds will be at risk as we penetrate multiple aquifers and cross contaminate our precious fresh waters with deep saline lakes through bore hole casing from wells no more than three years in service that will remain in perpetuity. I implore you to take stock and look into your hearts, look at the reaching arms of children unborn and the stern glare of our ancestors that see into our futures.	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>	

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7(i)	January 23, 2015	Hilary Pink - Squamish, British Columbia	<p>This project goes against everything we are trying to build here in Squamish.</p> <p>The last thing tourists want to see when they experience our brand new gondola is a bunch of tankers and polluted waters as they gaze over the majesty of the Howe Sound.'br" The Sound is currently healing from a major industrial accident... Why risk it again, it makes absolutely no sense.</p> <p>When sense is applied, one can recognize infinite economic opportunity if government were to give equal support and chance to new energy technology, like many other countries are successfully doing.</p>	LNG Project Renewable Energy	<p>Thank you for your comments.</p> <p>Woodfibre LNG is of the view that tourism and industry can work together to contribute to responsible economic development in a community.</p> <p>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>For example, Section 7.5 Visual Quality of the Application includes an assessment of the potential effects of the Project on the viewscape, including from the Sea-to-Sky Gondola. Woodfibre LNG has consulted directly with representatives of the Sea-to-Sky Gondola to address concerns associated with that viewscape and to consider potential mitigation measures.</p> <p>The Woodfibre site has been used for industrial purposes for 100 years and is zoned for industrial 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>	
7(ii)	January 23, 2015	Hilary Pink - Squamish, British Columbia	<p>That the line is proposed to go through our estuary should be illegal, as well as putting a plant mere blocks from my home.</p> <p>I bought in Squamish a few years ago to start a family and enjoy the environmental splendor that this special town offers... and with baby #2 coming soon, this project threatens the potential of this amazing little town.</p> <p>Please do NOT let this happen.</p> <p>Thanks for listening</p>	Pipeline	<p>Woodfibre LNG notes that the comment is directed to the Fortis BC Eagle Mountain Pipeline Expansion Project. Fortis BC's Eagle Mountain – Woodfibre Gas Pipeline Project is undergoing a separate environmental assessment certificate application review process. Please see EAO website for more information:</p> <p>http://a100.gov.bc.ca/appsdata/epic/html/deploy/epic_document_406_38521.html</p>	
8	January 23, 2015	Personal Information Withheld - Squamish, British Columbia	<p>It scares the heck out of me to think that a compressor station may get built in the middle of town (Squamish) here. There must be other options but we have not heard of any from Fortis.</p>	Pipeline	<p>Woodfibre LNG notes that the comment is directed to the Fortis BC Eagle Mountain Pipeline Expansion Project. Fortis BC's Eagle Mountain – Woodfibre Gas Pipeline Project is undergoing a separate environmental assessment certificate application review process. Please see EAO website for more information:</p> <p>http://a100.gov.bc.ca/appsdata/epic/html/deploy/epic_document_406_38521.html</p>	
9	January 23, 2015	Wayne Rowley - Victoria, British Columbia	<p>I would like you to televise or webcast the upcoming open houses. Many people are unable to attend these open houses. This will make the process open and transparent to the public at large. Please inform me if this is possible.</p>	Public Consultation	<p>Thank you for the comment. Woodfibre LNG defers to EAO to answer this question</p>	<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 Application Review - EAO Generated Documents [Link].</p>

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10	January 23, 2015	Peter Nielsen - Squamish, British Columbia	I don't want my child growing up near heavy industry. I want her to grow up in a Howe Sound that I see now on recovery from over a hundred years of stress.	Heavy Industry	<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 is zoned for industrial 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 3,000 existing creosote-coated piles from the waterfront in the Project area, closing of the onsite landfill, 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>In addition, 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>	

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11(i)	January 24, 2015	Personal Information Withheld - Williams Lake, British Columbia	<p>I am generally concerned with the Province of British Columbia's approach to energy development and specifically in regards to LNG development and processing at Woodfibre sourced through fracking. It appears there are different rules for different forms of resource extraction. Where energy is concerned, the Premier and Minister responsible appear quite willing to ransom future generations with debt through massive public subsidies and environmental carnage for ill-advised plans and a lack of foresight.</p> <p>Our family is connected to the land as we own property on one of the many beautiful islands in Howe Sound. The area is a jewel whose history should remain just that, in the past as the area is transformed sustainably and in joint planning through the lens of First Nations, local communities and visitors from around the world.</p>	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. Woodfibre LNG 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'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>	
11(ii)	January 24, 2015	Personal Information Withheld - Williams Lake, British Columbia	Is the province's own cumulative effect model being applied to the entire life-cycle footprint of the project from extraction to processing? Have the upstream impacts been accounted for?	Cumulative Effects	<p>The Province is developing a cumulative effects framework through several pilot projects; however, a framework that includes the Project area has not been developed.</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>The scope of the environmental assessment for the Woodfibre LNG Project is as defined in the section 11 order issued by the EAO. Natural gas exploration and production processes are outside the scope as defined in the section 11 order.</p>	
11(iii)	January 24, 2015	Personal Information Withheld - Williams Lake, British Columbia	Have the rights of First Nations been meaningfully addressed and reconciled? It is no longer business as usual in British Columbia.	First Nations Consultation	Woodfibre LNG Limited acknowledges Aboriginal rights and their importance in British Columbia and Canada, and has engaged with and continues to engage with Aboriginal groups concerning the Project in a respectful and meaningful way. Part C Aboriginal Groups Information Requirements of the Application includes information about consultation with potentially affected Aboriginal groups.	

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12	January 24, 2015	Allan Hansell - North Vancouver, British Columbia	Over the last few years I have seen a great increase of marine mammals in Howe Sound. Increased tanker and tug traffic, and pollution from the lng plant will havd an adverse effect on the environment. Hoe sound is just recovering from decades of poor industrial uses, let's not let this happen again!!!	Effects of the Project on the Environment	<p>Thank you for your comments.</p> <p>Woodfibre LNG Limited is committed to building a project that is right for Squamish and right for BC – and this includes protecting the waters of Howe Sound.</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 most common marine mammal species reported in the upper reaches of Howe Sound, closest to the Project area, are harbour seals, Pacific white-sided dolphins, and killer whales. Additional marine mammals that are sighted in Howe Sound include humpback whales, minke whales, grey whales, harbour porpoises, sea lions, harbour seals and porpoises.</p> <p>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>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 <i>Fisheries Act</i>. 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>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>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 Mammals information sheets that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
13(i)	January 24, 2015	Personal Information Withheld - Squamish, British Columbia	I live in Squamish. I love my town. I love this province. I am writing to express my deep displeasure with the proposed Woodfibre LNG project to be located along Howe Sound southwest of Squamish. This project is bad on many different levels.	LNG Project	Thank you for your comment.	
13(ii)	January 24, 2015	Personal Information Withheld - Squamish, British Columbia	<p>Environment:</p> <ul style="list-style-type: none"> The fracking of the raw product needed to supply the plant is a terrible environmental disaster of a process that has been tied to increased rates of cancer, long-term damage to water tables, and geological instability. 	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>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
13(iii)	January 24, 2015	Personal Information Withheld - Squamish, British Columbia	<ul style="list-style-type: none">The liquefaction process involves the extraction and capture of what the industry refers to as "aromatics", such as benzene and tolulene. These are known cancer-causing agents even in parts per billion.	LNG Production Process	<p>The purpose of the liquefaction unit is to cool and liquefy the pre-treated sweet feed gas from dehydration. The sweet and dry natural gas is cooled down to approximately -61 Degree Celsius in the pre-cooling coil of the main coil wound heat exchanger and then routed to the lower section of the heavy hydrocarbon removal column where benzene and other heavy hydrocarbons as well as mercaptans are removed to avoid freezing in the downstream equipment.. Components removed from the heavy hydrocarbon removal column are sent to a de-butanizer (fractionation system) to generate mixed refrigerant makeup onsite. The excess condensate at the end of process is sent to the condensate tank.</p> <p>The normal rate of production of condensate is expected to be approximately 0.9 m³/h (21.6 m³/day). A storage tank with a volume of approximately 250 m³ and load out system, comprising a pumping system and vapour recovery system, will be constructed to store and transfer the condensate. The condensate tank will be stored in an appropriate containment area with a nitrogen blanket for immediate leak detection and mitigation</p> <p>The condensate will be used as make-up refrigerants for the liquefaction process, and excess will be sold and transported from the Project site using appropriate transportation on a separate barge in accordance with applicable regulations.</p>	
13(iv)	January 24, 2015	Personal Information Withheld - Squamish, British Columbia	<ul style="list-style-type: none">Residual chlorine from the liquefaction process is to be dumped into Howe Sound. We are told that this is safe.	LNG Production Process	<p>Woodfibre LNG's seawater cooling system will be designed to minimize potential effects on marine water quality and on marine plants and animals.</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 <i>Fisheries Act</i>. 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>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>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>	

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13(v)	January 24, 2015	Personal Information Withheld - Squamish, British Columbia	<ul style="list-style-type: none">There is going to be a power plant spewing pollution at me. Howe Sound channels the wind up into Squamish.	Air Quality	<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>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>Please also refer to Air Quality information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
13(vi)	January 24, 2015	Personal Information Withheld - Squamish, British Columbia	<ul style="list-style-type: none">At a time when we as a species are approaching a tipping-point in our climate change due to use of fossil fuels it is irresponsible, shameful, and unforgivable to be promoting and profiting off of this type of activity.	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 period¹.</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>	

¹ Centre for Liquefied Natural Gas. http://www.lngfacts.org/resources/CLNG-PACE_Study_one-pager.pdf.

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13(vii)	January 24, 2015	Personal Information Withheld - Squamish, British Columbia	<ul style="list-style-type: none"> The petrochemical industry has a terrible track record when it comes to safety. A "small" spill could do irreparable harm to human and animal and plant life all along Howe Sound, but it's a minor financial inconvenience to this industry. We see this type of irresponsibility as recently as the BP spill in Louisiana or the Enbridge spill in Kalamazoo or the "small" spill in Alberta in December or the leaky tailing ponds in Fort McMurray or the Kinder Morgan pipeline burst in Burnaby or any other hundreds of "small" matters that are mere blips on Enbridge's or Exxon's or Fortis' bottom lines but which have left nothing but pain and destroyed lives in their wake. These are not trustworthy people. They owe nothing to the people of BC beyond the small overlap of "BC residents" and "shareholders". 	Petrochemical Industry	<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. 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 information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
13(vii)	January 24, 2015	Personal Information Withheld - Squamish, British Columbia	<p>Financially:</p> <ul style="list-style-type: none"> As we can see from the current drastic drop in oil prices, making long-term plans based on this plant's profitability is unrealistic. 	Economic Justification of Project	<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>	
13(ix)	January 24, 2015	Personal Information Withheld - Squamish, British Columbia	<ul style="list-style-type: none"> There will be less than 100 temporary jobs and approx. 30 long-term jobs for Canadian workers in this project. That's insignificant. 	Employment	<p>An independent third party economic impact assessment of the Project is included in the Application. Accounting and Consulting firm MNP projected 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>	

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13(x)	January 24, 2015	Personal Information Withheld - Squamish, British Columbia	<ul style="list-style-type: none"> Squamish has an increasing tax-base built upon tourism. The unspoiled outdoors is the biggest part of that draw. Projects like the Sea-to-Sky Gondola, the proposed Garibaldi at Squamish, the proposed ocean-front development, and large-scale events like the Grand Fondo, Squamish Valley Music Festival, and the Test of Metal are bringing tourists off the highway and keeping them here to shop and eat and stay. Taking Howe Sound back 25 years to the "good old days" of the lumber mill and the Britannia Mines is a horrible plan for a town that is just turning the corner to a new and green way of making money. 	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 of the view that tourism and industry can work together to create responsible economic development in Squamish.</p> <p>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>For example, Section 7.5 Visual Quality of the Application includes an assessment of the potential effects of the Project on the viewscape, including from the Sea-to-Sky Gondola. Woodfibre LNG has consulted directly with representatives of the Sea-to-Sky Gondola to address concerns associated with that viewscape and to consider potential mitigation measures.</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 response to public comments.</p>	
13(xi)	January 24, 2015	Personal Information Withheld - Squamish, British Columbia	<p>The citizens of Squamish recently elected a mayor whose core support came from her "No LNG" stance. Squamish council has just last week voted to deny the drilling of test holes in our estuary for the proposed new pipeline. It's clear that we do not want this plant. I don't think the provincial government (and certainly not Harper's feds) care about what we want, as they have already sold us out to foreign energy money. They are going to spoil my home. They are going to callously rape this beautiful province. They don't care because their wealthy cronies, donors, and foreign backers will all make obscene amounts of money.</p> <p>I'm not an enviro-nut. I'm not an activist. I've never written an email like this before. I'm just an ordinary hardworking 45 year old British Columbian who has never before in my life felt so betrayed by my government.</p>	LNG Project	Thank you for the comments.	
14	January 24, 2015	Mike - Squamish, British Columbia	I'm a local downtown business owner and this project will negatively affect my business and my ability to make money and hire staff. We are a tourism economy, not resources. This is not what Squamish wants. Period.	Local Economy	<p>Thank you for the comment.</p> <p>Woodfibre LNG Limited is of the view that tourism and industry can work together to create responsible economic development in Squamish.</p> <p>An assessment of the potential effects of the Project on local businesses 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 response to public comments.</p>	

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15	January 24, 2015	Personal Information Withheld - Howe Sound, British Columbia	Why is there no open house on the Sunshine Coast? The Sunshine coast is part of Howe Sound and will be directly affected/impacted.	Public Consultation	Thank you for the comment. The location of the EAO Open Houses are determined by the EAO. The Proponent defers to the EAO to answer 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 Application Review - EAO Generated Documents [Link] .
16	January 24, 2015	Personal Information Withheld - Howe Sound, British Columbia	Please provide proof of social licence for the Woodfibre LNG project. As far as I can tell, not one community in Howe Sound is supporting this project. The vast majority of citizens say no. Please listen.	Social License	Thank you for the comment. Woodfibre LNG Limited 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.	
17	January 24, 2015	Personal Information Withheld - Howe Sound, British Columbia	I would like the Environmental Assessment Office to describe in detail, with concrete examples, how you are a "neutral" agency. I do not see how the EA process is in any way "neutral". To the contrary, this is a flawed process that protects and supports the proponents. Explain "Consultation is intended to ensure that opportunities exist for the public to understand the proposed project and to have their comments appropriately considered".	EA Process	Thank you for the comment. 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.	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 Application Review - EAO Generated Documents [Link] .
18	January 24, 2015	Personal Information Withheld - Howe Sound, British Columbia	Dangers of Fracking: Up to 600 chemicals are used in fracking fluid, including known carcinogens and toxins such as... LEAD URANIUM MERCURY ETHYLENE GLYCOL RADIUM METHANOL HYDROCHLORIC ACID FORMALDEHYDE THE MATH 500,000 Active gas wells in the US alone X 8 million Gallons of water per fracking X 18 Times a well can be fracked 72 trillion gallons of water and 360 billion gallons of chemicals needed to run our	Hydraulic Fracturing	Thank you for the comments. 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 period ² . Woodfibre LNG acknowledges the expressed concern regarding hydraulic fracturing. Hydraulic fracturing activities are outside the EA scope of the Project. 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. 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	

² Centre for Liquefied Natural Gas. http://www.lngfacts.org/resources/CLNG-PACE_Study_one-pager.pdf.

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			<p>current gas wells.</p> <p>CONTAMINATION</p> <p>During this process, methane gas and toxic chemicals leach out from the system and contaminate nearby groundwater.</p> <p>Methane concentrations are 17x higher in drinking-water wells near fracturing sites than in normal wells.</p> <p>DRINKING WATER</p> <p>Contaminated well water is used for drinking water for nearby cities and towns.</p> <p>There have been over 1,000 documented cases of water contamination next to areas of gas drilling as well as cases of sensory, respiratory, and neurological damage due to ingested contaminated water.</p> <p>The waste fluid is left in open air pits to evaporate, releasing harmful VOC's (volatile organic compounds) into the atmosphere, creating contaminated air, acid rain, and ground level ozone.</p> <p>LEFT BEHIND</p> <p>Only 30-50% of the fracturing fluid is recovered, the rest of the toxic fluid is left in the ground and is not biodegradable.</p> <p>In the end, hydraulic fracking produces approximately 300,000 barrels of natural gas a day, but at the price of numerous environmental, safety, and health hazards.</p> <p>Require WLNG to disclose all chemicals used in fracturing fluid as well as repeal fracking's exemption from the Safe Drinking Water Act.</p>		<p>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>	
19	January 24, 2015	Personal Information Withheld - Lions Bay, British Columbia	<p>Please provide proof that there will be no safety risk or environmental risk to the citizens and ecosystem of Howe Sound. No EA certificate should be provided otherwise.</p>	Effects of the Project on Public Safety, Environment	<p>Thank you for your comments.</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>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>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>The potential effects of the Project on the environment have been assessed in Section 5.0 Assessment of Potential Environmental Effects 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</p>	

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					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. Please also refer to the Public Safety and Marine Transport information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.	
20	January 24, 2015	Rob Neaga - Squamish, British Columbia	I am strongly opposed to the woodfibre LNG project. The benefits are few if any to me, the risks are great and exceed any gains. I realize that with the current federal and provincial governments it's now or never for this project but future generations will view it as madness.	LNG Project	Thank you for the comment.	
21	January 25, 2015	Personal Information Withheld - Squamish, British Columbia	The Woodfibre LNG project and the associated Eagle Mountain Gas Pipeline Project (FortisBC) should not be approved. This isn't merely a localized debate. The IPCC recently stated that "if left unchecked, climate change will increase the likelihood of severe, pervasive and irreversible impacts for people and ecosystems.[1]" People are no longer attempting to deny that climate change is real, and that it is caused by us. The US EPA says that "human activities have contributed substantially to climate change by adding CO2 and other heat-trapping gases to the atmosphere.[2]" It's pretty clear: widespread use of fossil fuels for energy is no longer a viable option for our species. As we allow projects like Woodfibre LNG to proceed we are endorsing the use of fossil fuels for energy and fulfilling the requirements of what the United Nations calls the "business-as-usual scenario." This scenario describes carbon emissions continuing to increase unchecked, resulting in a severe atmospheric greenhouse effect. This will have profound effects on all of us. For example, melting of the ice caps will threaten coastal communities like Squamish as ocean levels rise. The UNEP says "it is clear that global emissions are not expected to peak unless additional emission reduction policies are introduced.[3]" Policies like this one. Policies that recognize projects like Woodfibre LNG and the associated pipeline as threats to climate and therefore to us. Think about the world your children will have to live in before you give your approval. We need to start making the right choices now, before it is too late. REFERENCES: [1] http://www.ipcc.ch/pdf/ar5/prpc_syr/11022014_syr_copenhagen.pdf	Climate Change	Thank you for the comment. 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 period ³ . 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.	

³ Centre for Liquefied Natural Gas. http://www.lngfacts.org/resources/CLNG-PACE_Study_one-pager.pdf.

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			<p>[2] http://www.epa.gov/climatechange/science/causes.html</p> <p>[3] http://www.unep.org/publications/ebooks/emissionsgapreport2014/portals/50268/pdf/EGR2014_EXECUTIVE_SUMMARY.pdf</p>			
22(i)	January 25, 2015	Personal Information Withheld - Squamish, British Columbia	I am in favor of the WLNG project as long as they mitigate any environmental impacts during ALL phases including operation.	Commitment to Mitigation Measures	<p>Thank you for your comments.</p> <p>Woodfibre LNG is committed to building a project that is right for Squamish and right for BC. This includes environmental stewardship.</p> <p>Please refer to Section 22.0 Summary of Mitigation Measures of the Application. The mitigation measures have been developed to avoid, minimize, restore onsite or offset the potential adverse effects of the Project during all phases.</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>	
22(ii)	January 25, 2015	Personal Information Withheld - Squamish, British Columbia	If possible, I'd like to see the water taxis bring the ship's crew into Squamish while they wait for the LNG to load to increase potential economic benefits in Squamish.	Economic Benefit to Squamish	While there may be a few individuals from the LNG carriers who may go into Squamish for legitimate business reasons, the majority of the vessels' crew must remain onboard during the 20 to 24 hour loading period for safety and operability purposes.	
23	January 26, 2015	Personal Information Withheld - West Vancouver, British Columbia	<p>I would like to clearly understand the impact of the "rotten egg" smell that will emanate from WLNG. What communities can expect to have rotten egg smell day in and day out? Will the fumes from the plant be apparent in West Vancouver? Sunshine Coast? Lions Bay? Britannia Beach? Porteau? Squamish? Vancouver?</p> <p>What research has been done on the potential impact of the chemicals we will all be breathing in? What impact will winds, tides, amount of WLNG emissions, and other factors have on the extension, volume and spread of the rotten egg smell from WLNG?</p> <p>What can I, as a resident of Howe Sound, expect to be breathing in? What are the health risks I should expect from WLNG?</p>	Mercaptans Effects of the Project on Air Quality, Human Health	<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>In accordance with requirements enforced by the BC Oil and Gas Commission, Woodfibre LNG will not emit any smells or odours beyond the boundaries of the Project site</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>Please also refer to the Air Quality information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
24	January 27, 2015	Ralph Fulber - Britannia Beach, British Columbia	If each of us stops just for a moment to reflect upon the effect of hydraulic fracturing, commonly known as 'fracking' and the known ecological consequences, how can we even entertain the idea of building an economy on this practice? Any and all downstream consequences should not even be considered. Are we insane? Have we so lost touch with decency and the responsibility we have to ourselves and future generations? There are alternatives. We know it. Shame on all that	Hydraulic Fracturing	<p>Thank you for your comments.</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</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
			perpetuate this process. Each of us owes the life we have been blessed with the trust invested in us. Fracking is ecocide.		Island through the Fortis BC pipeline system. 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.	
25(i)	January 27, 2015	Personal Information Withheld - Squamish, British Columbia	I do not support the Woodfibre LNG export terminal and connecting Fortis BC pipeline. I am concerned about the environmental, ecological and economic impact it would have on Squamish and Howe Sound. I do not feel this type of industry aligns with the goals and values for our region.	LNG Project Pipeline	<p>Thank you for the comments.</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.</p> <p>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 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>	
25(ii)	January 27, 2015	Personal Information Withheld - Squamish, British Columbia	I do not feel enough strategic planning, risk mitigation, emergency protocols, and general financial and human resources and infrastructure are available to help Squamish and the Sound should a leak or disaster occur.	Emergency Planning and Response	<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. In order to prevent accidents and malfunctions from happening, prior to operation of the Project, the Liquefied Natural Gas Facility Regulation requires that Woodfibre LNG Limited prepare a Safety Loss and Management Program that complies with CSA Z276. This program includes a detailed Emergency Response Plan that includes documented emergency response plans, required equipment, training requirements, identification of trained personnel and plans for emergency drills and exercises.</p> <p>It is Woodfibre LNG Limited's intention to be self-sufficient for all possible emergency situations and it is not anticipated that Woodfibre LNG Limited would require First Responder emergency services. In addition, Woodfibre LNG Limited will continue discussions with local government and other emergency service providers in the LAA to ensure a robust communications plan in the unlikely event of an emergency related to the Woodfibre LNG Project.</p> <p>Please also refer to the Public Safety and Marine Transport information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

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25(iii)	January 27, 2015	Personal Information Withheld - Squamish, British Columbia	Marine mammals have recently returned to Howe Sound and not enough acoustic research and preparation has been done to protect them, as well as the large, financially strong salmon fishing industry that would surely suffer as a result of the pollution, noise and tanker traffic from the terminal.	Effects of the Project on Marine Life, Fishing Industry	<p>Woodfibre LNG is committed to building a project that is right for Squamish and right for BC – and this includes protecting the waters of Howe Sound.</p> <p>Potential effects of underwater noise from the Project on marine mammals are assessed by comparing Project underwater noise levels (or suitable proxies) against established acoustic thresholds for marine mammals and fish, and not in direct comparison to ambient noise levels (as with other disciplines such as atmospheric noise or water quality). Ambient noise levels would be well below the established injury thresholds for marine mammals, which are the thresholds applied during mitigation and management planning.</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. 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>The Project's potential effects to local fishing industries and the mitigation measures that will be implemented to avoid or minimize these effects are discussed in Section 6.3 Sustainable Economy – Commercial Marine Use subcomponent.</p> <p>Project-related effects to marine habitat were rated negligible, defined as not measurable. As such, no negative interaction with fishing and harvesting quantities is anticipated. Please also refer to Section 5.16 Marine Benthic Habitat and Section 5.18 Forage Fish and Other Fish for more information on the assessment of these valued components.</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 <i>Fisheries Act</i>. 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>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>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 Mammals information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments</p>	

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25(iv)	January 27, 2015	Personal Information Withheld - Squamish, British Columbia	Economically, Squamish is poised to become a destination town to live and work in for active, educated, community-focused people who are not desiring a career in the natural resource industry. WLNG does not align with the infrastructure we need here to support the community we seek to draw.	Local Economy	<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.</p> <p>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 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>	
25(v)	January 27, 2015	Personal Information Withheld - Squamish, British Columbia	Lastly, LNG is an oversaturated industry that BC is late getting into. The market is decreasing rapidly, and the environmental and brand costs to Howe Sound and Squamish are far greater than the value it would be to the global market. Please discontinue your efforts and please do not bring LNG pipelines, an LNG terminal, and its subsequent pollution, environmental degradation, climate change, and economic risks they bring.	LNG Industry	<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%⁴.</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 demand⁵. China's energy demand increases by 5% annually⁶. 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)⁷.</p> <p>The potential effects of the Project on the environment have been assessed in Section 5.0 Assessment of Potential Environmental Effects 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 the Sustainable Economy information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

⁴ 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>

⁵ ICIS. China Natural Gas Annual Report <<http://www.icis.com/energy/channel-info-about/china-natural-gas-annual-report/>>

⁶ 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>

⁷ National Development and Reform Commission. 2014. Social Development and National Economics Statistics Bulletin 2011 – 2013.

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26(i)	January 27, 2015	Personal Information Withheld - Whistler, British Columbia	This project is wrong for Howe Sound - and wrong for BC . The natural wildlife of Howe sound is just recovering from many decades of polluting industry. This project does not fit with the communities vision to be the Outdoor capital of BC - economic growth through tourism not heavy industry is the what I understand the majority the people of the Sea to Sky would like to see.	Local Economy	<p>Thank you for the comments.</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 potential effects of the Project on the environment have been assessed in Section 5.0 Assessment of Potential Environmental Effects 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>	
26(ii)	January 27, 2015	Personal Information Withheld - Whistler, British Columbia	To risk our great environment for 100 jobs does not seem worth the cost and the environmental cost of fracking the gas to supply Woodfibre LNG is unacceptable to most British Colombians - we do not want to risk our abundant fresh water, fish and wildlife by the very damaging fracking method of gas extraction.	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>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>	

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27(i)	January 27, 2015	Personal Information Withheld - Squamish, British Columbia	<p>Hello,</p> <p>I have lived in Squamish for over 10 years. I moved here specifically because of the beautiful location, outdoor recreation and the fact that the town has moved away from an industry based town to one of tourism and intellectual growth. I own two properties in town (one of which is located uncomfortably close to the proposed Fortis compression station (I live in the North end of the Dentville neighbourhood). My other property is a lot up on Hospital Hill neighborhood and we plan to build there within the next year or so. I also own a small tourism based business that relies extensively on the Squamish trails and beauty of the region. Beyond this I am a professional firefighter employed in the Lower Mainland.</p> <p>I worry about many things with this project.</p>		<p>Thank you for the comments.</p> <p>At Woodfibre LNG Limited, we believe 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>	
27(ii)	January 27, 2015	Personal Information Withheld - Squamish, British Columbia	<p>1. The effects of having the Fortis BC compression station located within city limits. As an emergency professional the location of this station deeply concerns me. I am also concerned about the proximity of this station to our RCMP, Search and Rescue and BC Ambulance stations, if there is ever a large scale incident (ie earthquake or other industrial accident that damages the pipeline or compression station) would the proximity of this compression station and increased gas flow to the site risk compromising the integrity of the Squamish first emergency response teams?</p>	Pipeline	<p>Woodfibre LNG notes that the comment is directed 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:</p> <p>http://a100.gov.bc.ca/appsdata/epic/html/deploy/epic_document_406_38521.html</p>	
27(iii)	January 27, 2015	Personal Information Withheld - Squamish, British Columbia	<p>2. I worry about decreased property values. I have heard of studies that suggest proximity to gas pipelines or compression stations (let alone LNG plants) can decrease property values significantly. A quick Google search shows many many studies on the subject https://www.google.ca/search?q=proximity+of+pipelines+decreases+property+values&ie=utf-8&oe=utf-8&gws_rd=cr&ei=zPHHVK7vMMHgoASEx4DgBQ - As a heavily invested residential property owner I am deeply concerned about even a single digit drop in the value of my hard earned land due to a project that opposes every reason I moved to Squamish in the first place.</p>	<p>Effects of the Project on Real Estate</p> <p>Pipeline</p>	<p>Woodfibre LNG notes that the comment is directed 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:</p> <p>http://a100.gov.bc.ca/appsdata/epic/html/deploy/epic_document_406_38521.html</p> <p>Woodfibre LNG offers the following information about the Woodfibre LNG Project. 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>	

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27(iv)	January 27, 2015	Personal Information Withheld - Squamish, British Columbia	3. I worry about the visual effects of this development. Woodfibre pulp mill was a horrible eye sore and Squamish has become a better town without it. Surely the proponents of the Sea to Sky Gondola are deeply concerned about the unsightliness of this plant.	Effects of the Project on Visual Amenity	<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. Woodfibre LNG has consulted directly with representatives of the Sea-to-Sky Gondola to address concerns associated with that viewscape and to consider potential mitigation measures.</p>	
27(v)	January 27, 2015	Personal Information Withheld - Squamish, British Columbia	4. I am concerned about an industrial accident at the plant itself. Again a quick Google search shows that accidents at plants like this are very common and damage to the surrounding area is significant and measurable. https://www.google.ca/search?q=lng+plant+accidents&ie=utf-8&oe=utf-8&gws_rd=cr&ei=cfPHVKnvEo7coASI9YEY	Accidents and Malfunctions	<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.</p> <p>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>	

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27(vi)	January 27, 2015	Personal Information Withheld - Squamish, British Columbia	5. I am concerned about the damage to a recovering Howe Sound. Recently record Salmon runs have been recorded. Dolphins and Whales have been returning to Howe Sound. This needs to be studied in great detail before we can allow a plant that can potentially reverse the recovery of Howe Sound be allowed.	Effects of the Project on Marine Life	<p>Woodfibre LNG Limited is committed to building a project that is right for Squamish and right for BC — that includes protecting the waters of 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 there were no Project-related significant adverse residual effects to the environment.</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 <i>Fisheries Act</i>. 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 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 Mammals information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
27(vii)	January 27, 2015	Personal Information Withheld - Squamish, British Columbia	6. Squamish and Howe Sound are Vancouver's recreational playground. Woodfibre is NOT the place for this type of industry. Squamish has become the playground of the world class city of Vancouver. Placing industry in this location is a terrible idea. Squamish is a gem and asset to Vancouver this is the WRONG sort of development for this region.	LNG Project	<p>Woodfibre LNG acknowledges the importance of recreation in Squamish.</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>The Project is consistent with the applicable regional and municipal plans. The Sea-to-Sky Land and Resource Management Plan has designated land surrounding the Project area as Frontcountry Area within the All Resource Uses Permitted Resource Management Zone⁹.</p> <p>The fee simple land within the District of Squamish on which the Project will be located is zoned for industrial and employment use.</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>	

⁹ 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>

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
27(viii)	January 27, 2015	Personal Information Withheld - Squamish, British Columbia	7. The plant is solely owned by a foreign investor who has a questionable environmental and human rights history. As a resident I am very concerned about doing business with a someone with a such a storied track record. Surely the EA process will consider the proponents history very carefully?	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>	
27(ix)	January 27, 2015	Personal Information Withheld - Squamish, British Columbia	8. This project involves passing the Fortis pipeline through the Squamish estuary management area and proximal to many provincial parks and first Nations land all areas have very significant environmental, habitat and cultural values that need to be thoroughly studied and understood before any project of this nature should be allowed. The area that this proposed project is in is subject to severe flood hazards and seismic activity all of which could severely impact the safety of the LNG site and pipeline components. The risk of this alone so close to such an important and valuable recreation and human habituated area seems to far outweigh the limited benefits of such a project in this location.	Pipeline	<p>Woodfibre LNG notes that the comment is directed 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:</p> <p>http://a100.gov.bc.ca/appsdata/epic/html/deploy/epic_document_406_38521.html</p>	
27(x)	January 27, 2015	Personal Information Withheld - Squamish, British Columbia	9. The New York Times just ranked Squamish as one of the top 50 places in the World to visit. Will and LNG plant enhance this ranking? I doubt it.	Tourism	This comment is noted.	
27(xi)	January 27, 2015	Personal Information Withheld - Squamish, British Columbia	I urge you NOT to support this project. Squamish is emerging as a World Class location because of its natural beauty and emerging tourism and intellectual growth (Universities etc). The dark days of Squamish as an industrial town are over. Please do not force this town back into a darker past that the new residents do not want to re-live.	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.</p> <p>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>	
28	January 27, 2015	Personal Information Withheld - Vancouver, British Columbia	<p>I support the Woodfibre LNG project. The project is being proposed on a site that's currently zoned for industry and the company has committed to improving the area.</p> <p>I am also satisfied with the company's ability to safely transport liquefied natural gas along BC's coast and in particular Howe Sound without impacting other uses.</p>	LNG Project	Thank you, this comment is noted.	

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29	January 27, 2015	Personal Information Withheld - Squamish, British Columbia	NO thankyou. The oceanfront in Squamish is a rare view on the BC coast, with great access to residents and visitors to some of the best views in the world (image from last night attached). Add to that the increasing wildlife in the sound and it becomes increasingly perplexing to why we would tarnish this land, by taking a step backward to support an energy source that is almost not worth generating with current markets. Will it turn around, maybe, and I may win the lotto tomorrow too, so maybe I should quit my job...	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>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>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>	
30	January 27, 2015	Joel - Squamish, British Columbia	Please consider the long-term ramifications of a potential spill. The primary reason for Squamish having become such a desirable place to live is the environment and geography. WLNG is guaranteed to negatively affect both on a minor scale, with the potential for an irreversible major impact in an ecologically sensitive and unique area. The small amount of revenue is not worth such a risk, nor is it a long term benefit.	Accidents and Malfunctions	<p>Thank you for the 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 does not persist in the environment, is odourless, colourless, and non-corrosive, leaves no residue, and is non-toxic to marine biota. Multiple layered passive and active containment systems are designed to prevent spills from entering the water.</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 the Public Safety information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

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31	January 27, 2015	James Morris - Squamish, British Columbia	I am a Squamish resident and I am very concerned about the environmental impacts to Howe Sound that Woodfibre LNG would bring. As I understand it the proponent intends pump millions of liters of hot (almost boiling) water directly into the sound. This marine environment is highly sensitive to changes in water temperature. The results can lead to increased algal blooms, significant habitat destruction and changes in PH levels in adjacent sea water. These waters are key for spawning salmon, herring, crab and many other species. It is my strong opinion and concern, that Woodfibre LNG should not be given any kind of environment operating permit to proceed until this issue has been resolved. That means dealt with effectively AKA no hot water running into Howe Sound at all.	Effects of the Project on Marine Water Quality, Marine Life	<p>Thank you for the comments.</p> <p>Woodfibre LNG Limited acknowledges community concerns about the potential effects of the Project on the waters, and marine and plant life in Howe Sound and is committed to a Project that includes environmental stewardship.</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>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 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>	
32(i)	January 27, 2015	Personal Information Withheld - Squamish, British Columbia	<p>Why does Woodfibre LNG need to re-industrialize Howe Sound? It's simply a very backward idea! This is now a Tourism and Recreation mecca. Not to mention that the whole of Howe Sound area is a recovering from hundreds of years of some of the most criminal environmental policies and contamination ever seen.</p> <p>Why have they not looked at building a facility in a community location that want this kind of infrastructure and jobs. Perhaps Woodfibre LNG should consider Powell River or some similar. The community of Squamish is 70% opposed to this development and the Environmental Assessment office needs to consider the human impacts of this development too.</p>	LNG Project	<p>Thank you for the comments.</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 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 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,</p>	

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					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.	
32(ii)	January 27, 2015	Personal Information Withheld - Squamish, British Columbia	I have real concerns with them running tanker traffic up and down Howe Sound. Especially in regards to how they will impact the large marine species (porpoise and whales) that having recently been sighted in large numbers in the Sound after prolonged absence of 100 years. What is their intended plan for management of this?	Marine Transport Effects of the Project on Marine Mammals	<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>A Marine Mammal Management Plan will be implemented during all phases of the Project to reduce the potential for effects of the Project on marine mammals. 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 developed as part of the Woodfibre LNG Limited response to public comments.</p>	
32(iii)	January 27, 2015	Personal Information Withheld - Squamish, British Columbia	What do the proponents intend to do to rebuild/aid in the recovery of Howe Sound's bio diversity and environment? I see nothing in their plans or literature?	Recovery of Howe Sound	<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 is 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>	

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33(i)	January 27, 2015	Personal Information Withheld - Garibaldi Highlands, British Columbia	I object to Woodfibre LNG for the following reasons: 1. It will interfere with recreational pursuits on the Howe Sound.	Effects of the Project on Recreation	<p>Thank you for the comments. Woodfibre LNG acknowledges the importance of recreation in Squamish.</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 effects of the Project on recreation is included in Section 7.3 Marine Transport (for recreational boating) and Section 7.4 Land and Resource Use (for other marine recreational pursuits). The assessments conclude that with mitigation measures, there are no significant Project-related adverse effects to marine recreation.</p> <p>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>	
33(ii)	January 27, 2015	Personal Information Withheld - Garibaldi Highlands, British Columbia	2. It will have a negative economic impact on our community. It will decrease real estate value and it will negatively impact the tourism industry in Squamish.	Effects of the Project on Real Estate, Tourism	<p>Woodfibre LNG Limited is of the view that tourism and industry can work together to create responsible economic development in Squamish.</p> <p>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>Supply and demand of housing (including cost) is addressed as part of the Application, in Section 7.2 Infrastructure and Community Services. The assessment determined that the effect to the housing and accommodation sub-component is expected to be negligible.</p> <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>	
33(iii)	January 27, 2015	Personal Information Withheld - Garibaldi Highlands, British Columbia	3. The safety risks associated with having a natural gas pipeline running through town.	Pipeline	<p>Woodfibre LNG notes that the comment is directed 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:</p> <p>http://a100.gov.bc.ca/appsdata/epic/html/deploy/epic_document_406_38521.html</p>	

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33(iv)	January 27, 2015	Personal Information Withheld - Garibaldi Highlands, British Columbia	4. The safety risks associated with having massive LNG transport vessels in the narrow and unpredictable waterways of the Howe Sound.	Safety	<p>Woodfibre LNG expects that three to four LNG carriers will arrive at the site each month.</p> <p>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>The carriers will be escorted by at least three tug boats, and will be piloted by BC Coast Pilots who are experts with Howe Sound navigation. BC Coast Pilots, who are responsible for piloting all large commercial ships in transit in BC waters, have told Woodfibre LNG Limited that because Howe Sound is generally a mile or more wide with a minimum channel width of 0.8 nautical miles and few outlined navigational hazards, they would not characterize Howe Sound as a narrow waterway (BC Coast Pilots, pers. comm).</p> <p>All channels on the Woodfibre LNG proposed LNG carrier route exceed Transport Canada's TERMPOL (Technical Review Process of Marine Terminal Systems and Transshipment Sites) guidelines for two-way vessel operation.</p> <p>The assessment of marine transport concludes that with mitigation measures, there are no significant Project-related adverse effects to marine transport. For more information, please see the following sections of the Application:</p> <ul style="list-style-type: none"> • Section 7.3.2.3.4.4 Recreational Boating • Section 7.3.2.3.4 Small Vessel Traffic • Section 7.3.3.2.2.2 Interference with Commercial Transport, Fisheries, and Recreational and Tourism Activities • Section 7.3.3.2.3 Proposed Measures to Mitigate Project-related Effects. This section includes measures to reduce navigation hazards from the Project and minimize Project-related disruption of marine-based recreational activities. <p>Please also refer to the Marine Transport information sheet that has been prepared as part of the Woodfibre LNG Limited responses to public comments.</p>	
33(v)	January 27, 2015	Personal Information Withheld - Garibaldi Highlands, British Columbia	5. The process of using massive amounts of water from the Howe Sound to cool processing equipment and the effects it will have on the ecosystem.	Effects of the Project on the Marine Environment	<p>Woodfibre LNG Limited acknowledges community concerns about the potential effects of the Project on the waters, and marine and plant life in Howe Sound and is committed to a Project that 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 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</p>	

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					Woodfibre LNG Limited responses to public comments.	
33(vi)	January 27, 2015	Personal Information Withheld - Garibaldi Highlands, British Columbia	6. The fact that LNG will precipitate more fracking.	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>	
33(vii)	January 27, 2015	Personal Information Withheld - Garibaldi Highlands, British Columbia	7. I am concerned about the effects of this project on our local wildlife and the destruction of their habitat.	Effects of the Project on Wildlife	<p>The potential effects of the Project on the environment have been assessed in Section 5.0 Assessment of Potential Environmental Effects 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>	
33(viii)	January 27, 2015	Personal Information Withheld - Garibaldi Highlands, British Columbia	8. As a mother to the next generation, I support eco-tourism and environmentally friendly and sustainable activities. Woodfibre LNG does not belong in Squamish!	Eco-tourism	Thank you for the comment.	
34	January 27, 2015	Personal Information Withheld - Squamish, British Columbia	please not in our beautiful town!		Thank you for the comment.	
35	January 28, 2015	Jeff Norman - Squamish, British Columbia	<p>Hello, A few quick notes;</p> <ul style="list-style-type: none"> -Kudos to Woodfibre LNG for recognizing that using electricity to power the liquefaction process is the only reasonable choice for this project. From a social standpoint, I do not believe that the project is the in best interest of District of Squamish. The town has undergone a great transformation in the past 10 years and is not seen as a wonderful place to live and even named to the New York Times 52 places to go in 2015. Returning Squamish to its industrial past will just bring back the negative connotations and social issues that used to prevail. Unfortunately this project has driven a wedge into the community of Squamish that may be 	Effects of the Project on Community	<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>	

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			more damaging than the actual project itself.			
36	January 28, 2015	Allee Wells - Whistler, British Columbia	<p>The Sea to Sky Corridor has an amazing opportunity to set a world wide example and say NO to any more fossil fuel development. We see over 2 million visitors through the area a year, from all corners of the globe. This region is all about tourism and recreation. Most, if not all people who live here do because of the amazing natural beauty, and take pride protecting the ecosystems that make up our home. It has been so exciting over the last few years to watch whales and other larger marine life return to Howe Sound! Let's keep that momentum going and not allow any destructive, dirty industry start up again. It's time to progress forward and move towards sustainable energy - not remain trapped in the downward spiral of gas and oil. Here's to a brighter, cleaner future and saying NO to LNG!!</p>	LNG Industry	<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>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 there were no Project-related significant adverse residual effects to the environment.</p>	
37	January 28, 2015	Emilio - Squamish, British Columbia	<p>I am a Squamish resident and am strongly opposed to the Woodfibre LNG project. The "product" your company aims to gratify in our society can provide an infinite amount of financial support for many years to come. However, I am not convinced it can restore our planet back to the life-sustaining haven it once was. It does not take a scientist to grasp that life on this planet is becoming endangered and the consequences of continued reliance on fossil fuels are quite predictable, http://climate.nasa.gov/causes/. If this project were to be accepted it would only pave the way for future investments. Nevertheless, I would like to propose an incentive for the owner, Sukano Tanoto, to look into investing towards future energy technology and pave the way for a truly sustainable if not superior source of energy...</p>	LNG Project Renewable Energy	<p>Thank you for your comment.</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%⁹.</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 demand¹⁰. China's energy demand increases by 5% annually¹¹. 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)¹².</p>	

⁹

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>

¹⁰

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

¹¹

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>

¹²

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
38	January 29, 2015	Personal Information Withheld - Canmore, Alberta	<p>PLEASE say "NO" to Woodfibre LNG project.</p> <p>The Howe Sound and Squamish Estuary together are one of the most important and beautiful natural resources we have on the West Coast of Canada. People all over the World are coming to visit and discover this INCREDIBLY rare location. It is ABSOLUTELY not worth subjecting this sensitive and precious environment to the likes of this industry. If we don't carefully protect the places we love and cherish for our own sake, and the sake of our children's children, at the very least let's do it for the fish, plants and wildlife that don't have a vote. It is simply not worth the risks.</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>The Woodfibre site has been used for industrial purposes for 100 years and is zoned for industrial 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>	
39	January 29, 2015	Sonnie Trotter - Squamish, British Columbia	<p>PLEASE say "NO" to Woodfibre LNG project.</p> <p>The Howe Sound and Squamish Estuary together are one of the most important and beautiful natural resources we have on the West Coast of Canada. People all over the World are coming to visit and discover this INCREDIBLY rare location. It is ABSOLUTELY not worth subjecting this sensitive and precious environment to the likes of this industry. If we don't carefully protect the places we love and cherish for our own sake, and the sake of our children's children, at the very least let's do it for the fish, plants and wildlife that don't have a vote. It is simply not worth the risks.</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>The Woodfibre site has been used for industrial purposes for 100 years and is zoned for industrial 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>	

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					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.	
40	January 29, 2015	Lydia Zamorano - Canmore, Alberta	PLEASE say "NO" to the Woodfiber liquid natural gas environmental assessment proposal. The reasons are too many and too obvious. Please reject this project.	LNG Project	Thank you for the comment.	
41	January 29, 2015	Evan Stevens - Squamish, British Columbia	I am very opposed to the Woodfibre LNG project. Its short term economic gains are far outweighed by its environmental consequences. At a time when the Sea to Sky and Squamish region in particular are making huge gains in recreation and tourism as can be seen by developments by the gondola, this just seems like a poor decision. The Howe Sound is fully coming back to life ecologically and thus drawing even more tourism. Let's not go down the wrong path by approving the LNG plant.	Effects of the Project on Environment, Tourism, Recreation	<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>The potential effects of the Project on the environment have been assessed in Section 5.0 Assessment of Potential Environmental Effects 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>	

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42	January 29, 2015	Personal Information Withheld - Canmore, Alberta	<p>Dear Kristy Clark,</p> <p>I cannot support the proposed Woodfibre LNG project sited on the old Woodfibre industrial lands, nor anywhere in Howe Sound. It is becoming clear that there are too few benefits (a handful of jobs and minimal revenue in Municipal taxes) that are outweighed by far too many costs to our environment, our health, and the future economic stability of Squamish.</p> <p>Say NO to Woodfibre LNG!</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>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>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>The potential effects of the Project on the environment have been assessed in Section 5.0 Assessment of Potential Environmental Effects 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>	

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43(i)	January 29, 2015	Linee Boulianne - Squamish, British Columbia	<p>My name is Linee Boulianne, I live in Squamish since 2000</p> <p>I am absolutely opposed to any approval of Woodfibre LNG terminal anywhere in, on or near Howe Sound based on the extreme risks to ecological integrity of both the Sound and all the lands that will be impacted, devastated.</p> <p>I as all the residents of Squamish, have watched in horror Woodfibre gushing out smoke, sending rotting smell into the air, the lights on the property lit up everything including the sky.</p>		<p>Thank you for the 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>The Woodfibre site has been used for industrial purposes for 100 years and is zoned for industrial 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>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>The potential effects of the Project on the environment have been assessed in Section 5.0 Assessment of Potential Environmental Effects 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>	
43(ii)	January 29, 2015	Linee Boulianne - Squamish, British Columbia	<p>Woodfibre proposes 2 storage tankers, each with 60,000 tonnes of LNG aboard, the same heat produced as 70 Hiroshima A-bombs. A worst-case spill would be devastating. Unlikely? Yes so was Lac-Megantic.</p>	Accidents and Malfunctions	<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.</p> <p>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</p>	

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					as part of the Woodfibre LNG Limited response to public comments.	
43(iii)	January 29, 2015	Linee Boulianne - Squamish, British Columbia	<p>It has cost taxpayers \$46 million so far to clean up the last industrial destruction.</p> <p>We have just seen in the last few years marine life returning to Howe Sound, salmons, herrings, humpback whales, Orcas, dolphins and porpoises to only name a few, returning to their home.</p> <p>Howe Sound is only beginning to recover from the effects of heavy industry.</p> <p>We as people, do have a social responsibility to protect and preserve Howe Sound for those yet to come and to speak up for every living creatures that does not speak human language</p>	Effect of the Project on the Environment	<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>	
44(i)	January 29, 2015	Personal Information Withheld - Squamish, British Columbia	<p>I'm going to begin by clearly stating that I am 100% opposed to the proposed Woodfibre LNG project.</p> <p>Now I'm going to offer a bit of background, because if there was ever a place to lobby for your own credibility, its an internet comments section. So, to the entry level employee or unpaid intern reading my words, please note that contrary to what you may believe, I am not a curly haired sandal enthusiast who eschews undergarments and composts her own waste. I am actually an overeducated, white, upper middle class stay at home mom. In other words: a nightmare to projects such as these. In between my yoga class and feeding my baby locally sourced, organic kale I can commit myself to protesting, loudly and eloquently, the presence of an LNG plant in our beautiful town.</p> <p>I have several concerns about the implementation of this project, including, but not limited to the following:</p>	LNG Project	Thank you for the comment.	
44(ii)	January 29, 2015	Personal Information Withheld - Squamish, British Columbia	1. The presence of a compression station within city limits.	Pipeline	<p>Thank you for the comments.</p> <p>Woodfibre LNG notes that the comment is directed 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:</p> <p>http://a100.gov.bc.ca/appsdata/epic/html/deploy/epic_document_406_38521.html</p>	
44(iii)	January 29, 2015	Personal Information Withheld - Squamish, British Columbia	2. Decreased property values.	Effects of the Project on Property Values	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	

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					designation and zoning is not required..	
44(iv)	January 29, 2015	Personal Information Withheld - Squamish, British Columbia	3. Industrial accidents.	Accidents and Malfunctions	<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>	
44(v)	January 29, 2015	Personal Information Withheld - Squamish, British Columbia	4. Deleterious effects on the environmental integrity and fish and wildlife in the sound.	Effects of the Project on Fish, Wildlife	<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>	
44(vi)	January 29, 2015	Personal Information Withheld - Squamish, British Columbia	5. Damage to Squamish's estuary management area.	Pipeline	<p>Woodfibre LNG notes that the comment is directed 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:</p> <p>http://a100.gov.bc.ca/appsdata/epic/html/deploy/epic_document_406_38521.html</p>	

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44(vii)	January 29, 2015	Personal Information Withheld – Squamish, British Columbia	6. The paltry amount of money and jobs that are promised	Economic Benefits	<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>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>	
44(viii)	January 29, 2015	Personal Information Withheld – Squamish, British Columbia	<p>7. Adversely affecting the tourism industry.</p> <p>Industry played an important role in making Squamish what it is today. Bottom line, our entire province has a long-standing history of resource extraction and industrial development. That cannot be ignored. However, Squamish is at a critical turning point. Our proximity to Vancouver and Whistler, our emergence as a world-class tourism locale put us in a unique position. I for one believe that we would be best to capitalize on this momentum. There is no need to go backwards, and rely on industry in this case. The LNG plant is a dirty industry, and one in which the risks far outweigh the potential benefits. Am I the only one not impressed by the whopping \$2 million expected to come in with this project?</p>	<p>Effects of the Project on Tourism</p> <p>LNG Project</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 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. 	

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44(xi)	January 29, 2015	Personal Information Withheld - Squamish, British Columbia	Everyone is trying to get ahead, make no mistake. We want growth, jobs, and sustainable development. As with any town, Squamish will court the favour of the most lucrative potential partners. Squamish has an enormous amount to recommend it and bring to the table. In the grand economical mating dance, why on earth should such a gorgeous, sexy, fresh place like Squamish clamour to get into bed with a dirty, smelly, backwards industry like LNG. The morning after, when the buzz has worn off, LNG is going to leave a pile of money on the dresser and no phone number. Squamish deserves better.	LNG Industry	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. 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.	
45(i)	January 29, 2015	G. B. John Mancini - West Vancouver, British Columbia	I am a citizen and resident of West Vancouver. I have just returned from the Woodfibre LNG public information forum held at Caulfeild Elementary School, January 29, 2015. I read all materials and am outraged at this sort of infomercial approach that obfuscates or completely ignores some major issues that will have very negative impact on Howe Sound. First, the project has dodged more restrictive regulatory approval processes and even federal processes by segmenting the related pipeline upgrade that will be required to feed the LNG to the plant that is being proposed. This project involves an extensive pipeline that will be upgraded to a high volume pipe of 24 inches from it's current 10-12inch gauge. There was NO information on this aspect of the project. And this aspect of the project is being proposed as two separate projects in order to avoid scrutiny and federal regulations.	Regulatory Process	Thank you for the comments. The Woodfibre LNG Project is owned by Woodfibre LNG Limited. The Project is subject to federal and provincial environmental assessment processes. Pursuant to the Memorandum of Understanding between the Canadian Environmental Assessment Agency and the EAO, the provincial review will satisfy all conditions outlined in the Substitution Decision document. Both levels of government will render decisions. The scope of the environmental assessment for the Woodfibre LNG Project is as defined in the section 11 Order issued by the EAO. The Fortis BC pipeline expansion is owned by Fortis BC. 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	
45(ii)	January 29, 2015	G. B. John Mancini - West Vancouver, British Columbia	Related to the volume of LNG to be delivered to the plant if built, is the deceiving way and brief way in which the tanker impact was described on only one of the multiple glossy posters provided by the proponents. The information glibly implies that "only" 3 to 4 tanker visits per month is being contemplated. This must be the minimum number of visits they were willing to state. IF THE PIPELINE IS OF SUFFICIENT VOLUME OF FLOW, we can be sure that as many tankers as possible will be moving into Howe Sound. In addition, if one assumes this low 3-4 per month tanker trip, it is obvious that the tankers must get in AND get out. This means a minimum number of traverses of Howe Sound of 6 to 8 per month. This means a minimum of one traverse per 4 - 5 days! Each traverse has a hazard and an explosion hazard will kill people. There was NO discussion of the expanse of jeopardy across water and land and all the people within that expanse. Each traverse will be slow, accompanied by 2 tugs and piloted by a BC pilot. So each traverse will have a significant duration.	Marine Transport Accidents and Malfunctions	The number of LNG carriers visiting the site will correspond to the export capacity of the Woodfibre LNG Project. The volume of LNG authorized to be exported from the Project is established by the Export License associated with the Project (Licence GL-304). Accordingly, Woodfibre LNG has estimated the number of LNG carriers visiting the site to be 40 LNG carriers per year. 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. 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 Marine Transport and Public Safety information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.	

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45(iii)	January 29, 2015	G. B. John Mancini - West Vancouver, British Columbia	Each traverse will also require EXCLUSION of other marine traffic within a very wide zone in order to ensure safety. The sound is narrow, heavily used by FERRY TRAFFIC as well as other commercial and recreational vessels ALL OF WHICH WILL BE IMPACTED and excluded from an very wide zone on at least 6 to 8 occasions every month (ie every 4 to 5 days every month) and these are MINIMAL ESTIMATES.	Exclusion Zone	<p>There is currently no regulation in Canada which stipulates an exclusion zone; however, Woodfibre LNG will complete a voluntary Transport Canada Technical Review Process of Marine Terminal Systems and Transshipment Sites (TERMPOL) for the Project. The review will include a comprehensive risk assessment to ensure safety of vessel transits from terminal to open ocean; the development of recommendations to improve safety and minimize risk; and, the development of detailed safety procedures and emergency response plans.</p> <p>Subject to the recommendations of TERMPOL, Woodfibre LNG Limited 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 up to 500 m 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>	
45(ix)	January 29, 2015	G. B. John Mancini - West Vancouver, British Columbia	Most of the infomercial was focused on the building of the plant itself and not on these other key issues that need to be appreciated and weighed fully. In doing so, and in consideration of the narrow waterway and the population density affected, it would appear to me that approval would be a horrendous mistake.	LNG Project	<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>A public consultation report will be filed with the EAO in accordance with the environmental assessment process.</p> <p>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.</p> <p>The Application assesses the shipping component of the Project in Section 7.3 Marine Transport as well as Section 11.0 Accidents and Malfunctions. In addition, shipping as an activity is considered in the effects assessment for the valued components (VCs).</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
45(x)	January 29, 2015	G. B. John Mancini - West Vancouver, British Columbia	<p>This project should NOT be allowed to move forward based on these reasons which represent only some of the highly detrimental effects that will ensure. These arguments do not take into account the economics of the proposal, the tenuous and volatile LNG markets, the "offshore" landlord owners of the plant and the advisability of promoting such fossil fuel industries at this time in human history.</p> <p>I am thoroughly opposed to this project.</p>	LNG Industry	<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>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%¹³.</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 demand¹⁴. China's energy demand increases by 5% annually¹⁵. 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)¹⁶.</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>	
46	January 29, 2015	Personal Information Withheld - Eagle Harbour, British Columbia	<p>As a resident of Eagle Harbour in Howe Sound I am totally in favour of this progressive project. Finally some non coffee shop and tourism jobs without having to move to Alberta. I have attended the EA display of the proposal at the local elementary school. It all looks to be a really well thought out use of an existing industrial site. Minimal shipping in Howe Sound, in fact less than was the case when the site operated as a smelly old pulp mill.</p>	LNG Project	<p>Thank you, this comment is noted.</p>	

¹³ 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>

¹⁴ ICIS. China Natural Gas Annual Report <<http://www.icis.com/energy/channel-info-about/china-natural-gas-annual-report/>>

¹⁵ 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>

¹⁶ 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
47	January 30, 2015	Richard Beard - West Vancouver, British Columbia	What security arrangements will be in place to stop a terrorist flying plastic explosive, using a drone, into the Woodfibre facility or onto a tanker, either moored or in transit? Detonation could be by mobile phone so the perpetrator could be miles away during the blast which might be timed to coincide with nearest distance to maximum population. Of course, a suicide bomber would have no concerns of his/her own proximity to the blast. Considering explosion on the tanker, can it be confirmed that if one tank exploded the other three would follow in quick succession? What would be the projected number of casualties and property damage under this scenario?	Safety	<p>Thank you for the comment.</p> <p>Transport Canada's marine security programs, including strategies, programs and regulations, protect and preserve the efficiency of Canada's marine transportation system against unlawful interference, terrorist attacks or use as a means to attack our allies. (see http://www.tc.gc.ca/eng/marinesecurity/menu.htm)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 (Technical Review Process of Marine Terminal Systems and Transshipment Sites) review for the Project.</p> <p>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>	

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48	January 30, 2015	Personal Information Withheld - Victoria, British Columbia	The Woodfibre LNG project is inappropriate due to its impact on climate change, its connections to the high impact practice of fracking in BC's northeast, and the local impact on the environment and tourism of large LNG tankers and industrial activity in Howe Sound.	Effects of the Project on the Environment, Tourism Climate Change Hydraulic Fracking	<p>Thank you for the comment.</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 (OGC) regulates these extraction activities under the Oil & Gas Activities Act and related regulations. 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 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>	
49	January 30, 2015	Randi Kruse - Whistler, British Columbia	LNG and oil production are dirty, ineffecient, and outdated energy systems. This project is not aligned with the direction I believe we need to move in, and I DO NOT support this development. My hard earned tax dollars should be invested in renewable energy. Many solutions are readily available, for practical examples visit http://www.climateaccess.org/ Please respond to me on my Twitter acccount @randikruse.	LNG Industry Renewable Energy	<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 period¹⁷.</p>	

¹⁷ 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
50	January 30, 2015	Wayne Rowley - Victoria, formerly of Lions Bay, British Columbia	<p>I have grave concerns about the safety of this LNG project. History tells us a tale of fire and explosions at LNG and natural gas plants. Many have been killed and injured. Consider the following:</p> <p>1944, Oct.20 East Ohio Natural Gas Co experienced a failure of a LNG tank in Cleveland, Ohio. 178 people perished in the explosion and fire.</p> <p>1979, Oct.6 Lusby, Marland at the Cove Point LNG facility a pump seal failed, releasing natural gas vapors which entered and settled in an electrical conduit. A worker switched off a circuit breaker, which ignited the gas vapors. The resulting explosion killed a worker, severely injured another and caused heavy damage to the building.</p> <p>2004, Jan.19 Skikda, Algeria. Explosion at Sonatrach LNG facility. 27 killed, 56 injured, 2LNG trains destroyed, a marine berth was damaged... Total loss was US \$900 million.</p> <p>(Ref for the three cited above; Google http://en.wikipedia.org/wiki/Liquefied_natural_gas#safety_and_accidents</p> <p>2014, March 31 Plymouth, Washington. A large explosion rocked a natural gas processing plant injuring 5 workers, causing about 400 people to evacuate from nearby farms and homes, and emitting a mushroom cloud of black smoke that was visible for more than a mile.</p> <p>Ref http://www.plant.ca/general/explosion-rocks-washington-natural-gas-plant-135956</p> <p>2014, April 23 (Reuters) Opal, Wyoming. An explosion on Wednesday shut a natural gas-processing plant in Wyoming...(Williams Companies Inc.- second one in a month) Ref http://news.yahoo.com/explosion-rocks-large-natural-gas-processing-plant-wyoming (date missing) Pemex gas plant explosion (Mexico). An explosion followed by a fire at a gas plant in the northern Mexican state of Tamaulipas has killed 26 people.</p> <p>Ref www.youtube.com/watch?v=JRp71MkDRA1</p> <p>This is by no means an exhaustive list but it does illustrate the dangers associated with natural gas. In a confined area such as Howe Sound with numerous populations lining its shores an explosion at the proposed LNG facility would result in a horrendous catastrophe. Why would anyone in his/her right mind want to take this risk?</p>	Safety Accidents and Malfunctions	<p>Thank you for the 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>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>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>	

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51(i)	January 31, 2015	Chris Corrigan - Bowen Island, British Columbia	<p>Published on my blog at http://www.bowenislandjournal.blogspot.com</p> <p>Last night I attended an open house along with many other islanders put on by the Woodfibre LNG proponents who would like to build a liquified natural gas facility and port at the head of Howe Sound. The BC Environmental Assessment Office was also there. I came away with a number of thoughts. This will be long.</p> <p>The format</p> <p>This was an open house, meaning that it was a chance for people to interact one on one with various folks. The proponents were spread between two rooms, one that looked at benefits and one that looked at technical questions. Woodfibre had it staff there including everyone from community relations to to the CEO and with the exception of a disrespectful offhanded comment made to me by a senior technical staff person, the company staff were chatty and open and polite, if not particularly forthcoming. It was hard to get through the sales pitch for the project. Some of the folks in the room have amazing technical knowledge and it was good to talk to the real humans who are trying to make this thing happen.</p> <p>There were also people from Fortis, the company that is twining the pipeline from Burnaby to Squamish and people from Hill and Knowlton, Woodfibre's PR firm and one of the biggest PR and lobbying firms in the world. It took me a while to find out that the H+K guy was from the firm as he said he was one of Woodfibre's consultants. When I asked which company he worked for he said "Woodfibre" until I pointed out that I knew that Woodfibre had hired his firm, but I was curious which firm he worked for. He eventually told me. Hill and Knowlton are heavyweights.</p> <p>Nobody had logos or last names on their name tags. The Woodfibre CEO was only identified as AG.</p> <p>There were also folks from the Environmental Assessment Office present who were there to explain their process.</p> <p>So in terms of process I like these kinds of things better than "public meetings" which are highly controlled and constrained. At least with open houses you are free to learn more about the issues that are important to you, rather than being fed a big picture. But let's be clear, this was not a consultation. It was a sales job. We were not being asked anything, we were being told things. When I asked "What are you curious to learn from me?" only James, the project manager from Fortis asked me "Well what do you think of this whole thing?" and we had a really good conversation. The others were flummoxed by my question and demonstrated</p>	Public Consultation	<p>Thank you for the comments.</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>A public consultation report will be filed with the EAO in accordance with the environmental assessment process.</p> <p>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.</p>	

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			<p>no curiosity at all in our perspectives. They were there to answer questions, not asked them. That is not "consultation."</p> <p>And just to say that the previous consultation process was conducted by Kirk and Company, the same firm that ran the BC Ferries consultation. The principal of that firm is Judy Kirk who is a private coach to BC Cabinet Ministers and makes regular donations to the BC Liberal party that have coincided with the awarding of her contracts for the Ferries work. You can read more about that here. This was at least a more straightforward and direct person-to-person contact. Even the company CEO was there and available to chat.)</p>			
51(ii)	January 31, 2015	Chris Corrigan - Bowen Island, British Columbia	<p>Economic Benefits</p> <p>One of the questions I had for Woodfibre was about economic benefits. Woodfibre talks a lot about the benefits to the local Squamish economy, including the construction jobs and the 100 \$100,000 jobs that will be at the plant in an ongoing way. They talk about the \$283 million that will be added to the provincial GDP and the tax benefits that will come from the various taxes which they will be paying.</p> <p>But when you dig a bit deeper, you notice things that are missing. For example, when I asked about what the benefits are to Bowen Island, there was no answer. They haven't really studied the benefits beyond Squamish itself, other than to say how Woodfibre adds to the bigger GDP. And the truth is, there will be no real direct benefits to Bowen Island or Bowen Islanders.</p> <p>But the slide that showed economic benefits was incomplete. Because while those numbers are big it's hard to know what they represent. So I asked the CEO of the company for the other, unmentioned benefit. How much was Woodfibre guessing they would make? No one engages in a project of this scale without determining the profitability. So you look at all the benefits that Woodfibre is paying out and you can safely assume that they are projecting making a profit anyway. And the more I pressed the CEO for numbers, the more he added costs on to this. Capital costs, shipping, salaries, marketing...and yet it is STILL viable enough to be profitable. Taxes, royalties, local benefits, donations, and STILL it is profitable. All the CEO would say is that the business relies on thin margins. But a thin margin of 3% is quite different when your base costs are \$10 vs when your base costs are \$10 billion. \$10 billion is a lot of money to spend, but if you can earn \$300,000,000 from spending it, that might be worth it. But I have no idea. Perhaps the profit from this venture is only \$300,000,000 over the course of the 25 years of the project. Or perhaps the profit will be \$4 billion. Or \$20 billion. Who knows? Regardless, the benefits to the Howe</p>	Economic Benefits	<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.	

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			<p>Sound economy are likely to be small. And it is of course always an incomplete picture when we have no idea the economic benefit to the owners. They want our social license to operate in Howe Sound. At what price are we willing to give it?</p> <p>The other thing to bear in mind with discussions about GDP is that there is no way to measure subtractions to the GDP. You can only add to it. So Woodfibre would make a substantially larger contribution to the GDP if, for example, there was a major accident requiring billions and billions of dollars of remediation and salvage. It might cost lives, and property damage and ecosystem destruction, but there is no way you can subtract those costs from the GDP - all of that activity simply contributes to economic growth. It doesn't matter how a dollar is spent, it always adds and never subtracts. If you want to grow the GDP quickly, poison a water supply, destroy a community, start a war. You will have instant "growth." Instant "benefit." So when someone says their project is contributing to the GDP, you say of course it is. But is it contributing to a better world? We don't have wasy to measure that in this process.</p>			
51(iii)	January 31, 2015	Chris Corrigan - Bowen Island, British Columbia	<p>Impact</p> <p>This is where I learned the most. Here is the truth about Woodfibre project: it is does not have a particularly big environmental impact, not when compared to other resource activities, other development projects or industrial uses of Howe Sound. The folks at the Open House were quick to point out that the economic benefits were huge and the environmental impacts were small. The Woodfibre folks are well prepared to demonstrate how every worry you have about impacts is addressed with a technical solution. The exclusion zone around ships is non existent, the air quality degradation will be negligible, there is very little impact on water, the site will be cleaner now than it was when the mill was there. LNG is cleaner that coal. The plant's GHG emissions will be so low that the company won't have to pay for carbon offsets, etc. etc.</p> <p>But here's the deal. The impact of Woodfibre is not necessarily technical, environmental or even economic. The impact is that it represents a clear and unequivocal statement that Howe Sound is reversing the story of de-industrializatino and instead is being used as a showcase for industry that the province is trumpeting to the world.</p> <p>Howe Sound used to be an industrial nightmare. Two polluting pulp mills and one of the most toxic mine sites in Canada, saw mills, hundreds of log booms dropping organic material on the sea bed. Life was heavily impacted in the Sound. The deindustrialization of Howe Sound has proceeded apace over the past couple of decades and the</p>	Effects of the Project on the Environment Industrial Legacy Intrinsic Values of Howe Sound	<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, recreation and industry can work together to create responsible economic development in Squamish.</p> <p>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 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
			<p>arrival of dolphins in the Sound in 2005 was a significant marker. Suddenly a new story of possibility for the local environment and economy began to be told. Tourism became more important than logging, Squamish billed itself as the Outdoor Recreation Capital of Canada, we even considered a national park proposal on Bowen Island. To even imagine Howe Sound as a national park in the 1990s was well out of the realm of possibility.</p> <p>And yet, here is a new story of an ecosystems being restored to health by countless volunteer hours led by the residents of Howe Sound themselves. It is about the kinds of choices we want to make for the future of Howe Sound. And perhaps the Woodfibre LNG with all it's "low" impacts will be a part of that future, but the big danger is that approving Woodfibre changes the narrative away from the story that is emerging now, the story that has invited and encouraged enterprise and economy based on tourism and a healthy environment. I asked the Environmental Assessment Office folks if there was a way they could evaluate and assess the impact of a thin edge of a wedge and of course they can't They can only assess the narrow direct and the broader cumulative impacts of the actual project. There is no mechanism for taking into account what will happen when the message goes out that Howe Sound is a showcase for industrial projects again. The reindustrialization of Howe Sound is a real possibility.</p> <p>The Woodfibre folks have heard your comments about the dolphins. But they don't see the bigger picture and they take no responsibility for it. Nor should they really. The future of the story of this places belongs to those of us that live here and we need to think carefully about what we want that to be and we need to communicate that to the political decision makers that will ultimately approve or deny this project.</p> <p>The thin edge of the wedge always has a small impact. That's how wedges work.</p>			
51(iv)	January 31, 2015	Chris Corrigan - Bowen Island, British Columbia	<p>Climate change</p> <p>There is no place in this process for discussions about climate change. Unless you are a Woodfibre representative and you want to show how few emissions the plant will actually produce, vs. the thousands and thousands of cars that will come into the Sound if tourism becomes the chosen pathway. And the Environmental Assessment Office has no way of taking into account the total green house gas emissions that are accelerated and made possible by this project that ships fossils fuels to Asia.</p> <p>For me, climate change is a huge issue and what</p>	Climate Change GHG Emissions Renewable Energy	<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 period¹⁸.</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</p>	

¹⁸ Centre for Liquefied Natural Gas. http://www.lngfacts.org/resources/CLNG-PACE_Study_one-pager.pdf.

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			<p>makes it hard for me to say yes to these kinds of projects is that there is no tie between a project like this and the transition that we need to make to an economy of renewable energy production.</p> <p>I use fossil fuels as do you and everyone you know. You cannot live in this world without using fossil fuels. Climate change skeptics and resource company shills will point out that you are a hypocrite if you use fossil fuels while complaining about them. But you aren't. You are simply embedded in a system that you are powerless to change on your own.</p> <p>I think, broadly speaking, that if we are to make a planetary shift to renewable energy sources it needs to happen by linking the wealth and energy generated from fossil fuels to the development needs of a new grid. I have no major problem with drilling for oil and gas IF the use of it is tied to the shift. That means substantial royalties and taxes taken from that activity and given over to subsidizing research, development and construction of a new power infrastructure. That means using fossil fuels now to produce the next generation of power generating infrastructure. And in this scenario, natural gas is a better choice than coal for doing that.</p> <p>And if that was the project of our governments, then I would be a strong proponent of more activity in the oil and gas sector because I would know that such activity is making a difference because policies and regulations tie that activity to a promising future. But that isn't what we have. What we have is a fiscal, policy and regulatory regime that enables private companies to make massive profits (even on small margins) with no responsibility to contribute to the future transition to renewable energy. The renewable energy infrastructure will take a generation or two to build. If we don't start building it now with what we have, are we sure that we will be able to afford to build it with what's left later on? Are we okay with handing over the worlds energy resources to a few salespeople who are trying to burn them as quickly as possible? The science is clear. This may be the stupidist thing any animal has ever done in the history of life.</p> <p>So the climate change conversation is very much a part of this for me, but there is no place for it in the proposal that Woodfibre is making. If we can't talk about climate change at the very place where the problem originates, where can we talk about it?</p>		<p>correspond to a change in climate that is unlikely to be measurable.</p>	

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51(v).	January 31, 2015	Chris Corrigan - Bowen Island, British Columbia	<p>How to stop it</p> <p>When I worked for the federal government years ago doing consultations on the treaty process, one of the questions we used to get a lot was "How do I stop it?" I found that question odious. I have a high regard for the moral and legal imperatives of negotiated settlements for the reconciliation of rights and title and treaties are some First Nations way of addressing some of that imperative. My instinct was to say "That is a ridiculous and odious question and I refuse to even discuss it."</p> <p>But I didn't. Because I worked as a public servant and it wasn't my job to decide whether people's opinions and ideas were odious or not. It was my job was to be at the coal face of democratic involvement. Some colleagues and I actually prepared and delivered a workshop presentation for people on the seven ways we could see of stopping treaty negotiations. They ranged from political influence to direct action and radical disruption. I'm not sure too many people took up the strategies but it gave them a realistic sense of what they were facing. We always received incredulous appreciation for the fact that we were honest about what it would take to stop it.</p> <p>Yesterday I asked Josh, from Woodfibre the same question. "So, how could we stop this proposal?" And I have to give him credit. He said that at this point really the only way to stop it is politically. It will be politicians that eventually approve the EAO findings, and they can choose to deny the project a green light. But they also have to have very good water tight reasons for that otherwise Woodfibre can get a court order to overturn the political decision. Capital usually gets what it wants.</p> <p>So if you want to stop it, you have to do more than just oppose it or register your opinion with the EAO. You DO need to do that, but you also have to support things like marine use planning and land use planning and some of the really interesting work that is happening that helps us to understand Howe Sound, because no politician is going to go against this showcase LNG project unless YOU have a better story, and one backed up with good data. Woodfibre has 12 binders of stuff, which they were giving away on thumb drives. How many binders do YOU have? And do you really have solid data at your fingertips? And do you know how to read and interpret what Woodfibre has? Do your homework, but don't hold back.</p> <p>That is what we are up against, if stopping it is what you want to do. The Future of Howe Sound Society is the place to start if you have things to offer.</p>	Public Consultation	This comment is noted.	

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			<p>What next?</p> <p>So where does this all go and what happens next? There are deadlines and milestones in the process and you should know what those are if you are interested in this process. There are groups that are working for the future of Howe Sound that actually contain a diversity of opinion about this project. There is not necessarily consensus that this project is a good or a bad thing. Last night was useful for me in understanding the context for the project. I think I've tried to make it clear that I could be supportive or opposed to an LNG project like this depending on the shape of the context. As it stands I'm opposed, and that feels small and lonely in the face of what Hill + Knowlton and a few billion dollars of potential private profit will throw at you.</p> <p>What I am up for is developing a much deeper personal and collective understanding of this inlet, and its community. I'll be working more with that over the next few years.</p>			
52	January 31, 2015	Personal Information Withheld - West Vancouver, British Columbia	<p>To Whom It May Concern,</p> <p>On Thursday Jan 29th, we attended a well prepared presentation at Caulfeild School in West Vancouver. In a suitable location we would whole heartedly support this application. However, in our opinion, this is NOT a suitable location. Vast amounts of time, money and effort have been spent reclaiming the health and beauty of Howe Sound which has become an enormous drawing card for tourism in this area not to mention the province as a whole. We believe that reindustrialization of the Howe Sound will destroy the economic benefits that the natural beauty of Sound provides.</p>	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 is zoned for industrial 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>	

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53	February 1, 2015	Personal Information Withheld - Bowen Island, British Columbia	As forty year residents of Howe Sound, my family and I would like to indicate our support for this LNG transshipping project proposed for the former industrial site at Woodfiber. This is a good example of the evolution of industrial projects in such places. It certainly poses no risk to the waters and lands of the Sound yet it brings much needed economic activity. We look forward to seeing ships plying the Channel and knowing the income to our public needs are enhanced.	LNG Project	Thank you, this comment is noted.	
54	February 1, 2015	Personal Information Withheld - Garibaldi Highlands, British Columbia	hi. I would just like to comment that i fully support this project. I feel they have done their homework and it will not only be a safe and efficient operation, it will provide valuable tax dollars to the District of Squamish. Thank you for enabling me to provide this feedback.	LNG Project	Thank you, this comment is noted.	
55	February 1, 2015	Marolyn Mcginnis Anderson - Bowen Island, British Columbia	<p>This was a very slick presentation. Your people had all your own answers but no answers to the many environmental impact or to the really awful damage that will happen when the water temperature is raised and the water quality is impacted. The beneficiaries of this project are hiding behind the financial rewards for the very few. Please do not proceed with this project.</p>	Effects of the Project on Environment, Marine Water Quality	<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 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 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>	

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56(i)	February 1, 2015	Ingrid Wray - Lions Bay, British Columbia	<p>I am opposed to this plant for many reasons but the top of the list is that there is neither a Provincial or Federal management plan for the Howe Sound Area and a system in place which would monitor the cumulative effects of the reintroduction of industry. Without this safeguard I do not believe any proposals should be considered.</p> <p>The push forward by the Provincial government to create heavy industry in this exceptionally beautiful area is a regressive policy placing Howe Sound in jeopardy of being back where it was 25 years ago instead of in a state of recovery.</p> <p>BC tax payers have already spent in the vicinity of 70 million dollars cleaning up the mess left behind by previous toxic waste from closed down industries .</p> <p>When I first moved to Lions Bay in 1988 it was not safe to eat fish or prawns in the sound.</p> <p>I do not want to see the area return to this state.</p>	Land and Resource Management Plan Industrial Legacy	<p>Thank you for the comments.</p> <p>The Province is developing a cumulative effects framework through several pilot projects; however, a framework that includes the Project area has not been developed.</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>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 is zoned for industrial 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>	

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56(ii)	February 1, 2015	Ingrid Wray - Lions Bay, British Columbia	<p>I will briefly list some of the other concerns I have related more specifically to this project and not necessarily in the order I consider of most importance</p> <p>1/ THE LOCATION</p> <p>The introduction of an LNG plant in this narrow Sound poses far too great a risk to the people and wildlife that live in the area. The Federal government made it clear to the US Federal Energy Regulatory Commission since 2010 that it was opposed to possible LNG terminals being built in Maine citing it was defending a "unique and highly productive marine ecosystem" near New Brunswick from the threat of LNG tankers and it also cited concerns around "public safety risks"</p> <p>Is the West Coast somehow less at risk ?</p> <p>The lack of Federal regulation to applying specifically to the LNG tankers is of concern given the narrowness of the route to be taken .</p>	Safety Regulations	<p>BC Coast Pilots, who are responsible for piloting all large commercial ships in transit in BC waters, have told Woodfibre LNG Limited that because Howe Sound is generally a mile or more wide with a minimum channel width of 0.8 nautical miles and few outlined navigational hazards, they would not characterize Howe Sound as a narrow waterway (BC Coast Pilots, pers. comm).</p> <p>The Transport Canada Technical Review Process of Marine Terminal Systems and Transshipment Sites (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 477 metres to be a narrow channel.</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 will also complete a voluntary TERMPOL review for the Project. The review will include a comprehensive risk assessment to ensure safety of vessel transits from terminal to open ocean; the development of recommendations to improve safety and minimize risk; and, the development of detailed safety procedures and emergency response plans.</p> <p>On February 19, 2015, Prime Minister Stephen Harper announced the Government's intent to support the creation of new and well-paying jobs in the emerging LNG industry.</p> <p>While it's true that the Government of Canada has taken issue with LNG carriers travelling through a small section of our Atlantic coast, it is due to very specific conditions in the waters of Passamaquoddy Bay, notably the world famous tides of the Bay of Fundy. These conditions do not exist in Howe Sound.</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>	
56(iii)	February 1, 2015	Ingrid Wray - Lions Bay, British Columbia	<p>2/ TOURISM</p> <p>Given the Sea to Sky corridor is a major tourist destination for travellers world wide should we not be looking at enhancing what is already a valuable asset (eg the great recently opened Gondola just outside Squamish has been a huge success).</p>	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</p>	

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					mitigation, it is not likely that there will be significant residual effects to outdoor recreation.	
56(iv)	February 1, 2015	Ingrid Wray - Lions Bay, British Columbia	<p>3/ RISK TO WILDLIFE</p> <p>As touched upon the concern is with the proposed use of sea water being pumped in to the cooling system and heated water (up to 10 degrees higher than the ambient water) being returned . Also the addition of chlorine in to the surrounding water How will this effect the rehabilitation of the herring in Squamish ? The return of the herring which is thought to be the main reason we are all enjoying seeing mammals such as the dolphins and whales returning to the area.</p> <p>How will these changes affect the salmon and down the food chain the bald eagles which call Squamish home ?</p>	Effects of the Project on Wildlife	<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 <i>Fisheries Act</i>. 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 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 Mammals and Terrestrial Valued Components' information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
56(v)	February 1, 2015	Ingrid Wray - Lions Bay, British Columbia	<p>4/REDUCTION OF GREEN HOUSE GASES.</p> <p>How is the introduction of LNG plants in any way contributing to the reduction of green house gases .</p> <p>The Province has committed to reducing green house gases between 2007 and 2020 by 33% . How is LNG assisting with this goal ?</p> <p>Bill 27 was enacted mandating municipal governments to to introduce reduction targets for green house gases yet West Vancouver council was criticized by the the MP for the area for rejecting the idea of this LNG plant</p>	GHG Emissions	<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 period¹⁹.</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>	

¹⁹ Centre for Liquefied Natural Gas. http://www.lngfacts.org/resources/CLNG-PACE_Study_one-pager.pdf.

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56(vi)	February 1, 2015	Ingrid Wray - Lions Bay, British Columbia	5/ JOB CREATION? If indeed there may be 100 permanent jobs once the plant is up and running there is no guarantee they will be locally sourced or for that matter from this province. In the summer of 2014 the Premier and Rich Coleman signed a memorandum of understanding with China that will bring in foreign workers if needed to build the LNG industry Perhaps we should be pushing for a solar panel industry if jobs are the primary focus as 50% more jobs in 2014 were attributed to this industry than both the oil and gas pipelines	Employment	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): CONSTRUCTION JOBS <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. LONG-TERM OPERATION JOBS <ul style="list-style-type: none">• Create 100+ local jobs during operation.• Create an additional 330+ local jobs (indirect* and induced**) during operation. *Indirect impacts arise from changes in activity for suppliers. **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. 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.	
56(vii)	February 1, 2015	Ingrid Wray - Lions Bay, British Columbia	6/ ECONOMICS OF THE PROPOSAL It seems we have missed the boat on this one . Plenty of other countries got there first . With the falling price of LNG it will be many years before BC sees a profit in fact chances are we will be paying the price of greater dept in the future	Economic Justification of Project	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). 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% ²⁰ . The increasing standards of living and rapid economic growth in Asia (6-8% GDP growth annually) are the key triggers for the increase in demand ²¹ . China's energy demand increases by 5% annually ²² . 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) ²³ . 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): <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.	

²⁰ 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>

²¹ ICIS. China Natural Gas Annual Report <<http://www.icis.com/energy/channel-info-about/china-natural-gas-annual-report/>>

²² 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>

²³ National Development and Reform Commission. 2014. Social Development and National Economics Statistics Bulletin 2011 – 2013.

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57	February 2, 2015	Barry Devonald - Vancouver, Lions Bay and Whistler, British Columbia	<p>Pertaining to maritime safety in Howe Sound, at the recent open house in West Vancouver a representative from the company stated to me and several others that "from 10 knots and fully loaded, the LNG carriers which will be utilized can STOP IN THEIR OWN LENGTH even with a 60 knot Squamish arctic outflow wind and waves behind them." I have to believe the man was on something other than LNG however, if his statement is true please provide the sea trials proving data of this claim to bdevonald@telus.net and I will be happy to share it with the media and others present at the open house having the same concern.</p> <p>My point is that operating 100,000 DWT + vessels in a narrow fjord subject to katabatic winds is foolhardy and dangerous in the extreme. Is it even possible to obtain liability insurance from Lloyds or whomever and if so to what limit?</p>	Safety Liability	<p>Thank you for your comment.</p> <p>Subject to recommendations of the Pacific Pilotage Authority and conduct of passage by BC Coast Pilots, LNG carriers will proceed at a reduced speed of between 8 to 10 knots within Howe Sound. At this reduced speed, the vessel is fully manoeuvrable and can be stopped quickly.</p> <p>BC Coast Pilots, who are responsible for piloting all large commercial ships in transit in BC waters, have told Woodfibre LNG Limited that because Howe Sound is generally a mile or more wide with a minimum channel width of 0.8 nautical miles and few outlined navigational hazards, they would not characterize Howe Sound as a narrow waterway (BC Coast Pilots, pers. comm).</p> <p>The Transport Canada Technical Review Process of Marine Terminal Systems and Transshipment Sites (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 477 metres to be a narrow channel.</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> <p>Every vessel destined for the Woodfibre LNG Terminal will hold a valid contractual arrangement with the Western Canada Marine Response Corporation under the <i>Canada Shipping Act 2001</i> Part I – Pollution Prevention and Response.</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
58(i)	February 2, 2015	Personal Information Withheld - Bowen Island, British Columbia	I have many concerns about this application, first and foremost I believe that putting an LNG facility in this ecologically sensitive area, that is just beginning its recovery from previous industrial uses, does not make sense.	Effects of the Project on the Environment	<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. 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>The potential effects of the Project on the environment have been assessed in Section 5.0 Assessment of Potential Environmental Effects 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>	
58(ii)	February 2, 2015	Personal Information Withheld - Bowen Island, British Columbia	Secondly I have concerns, as a resident of Bowen Island about the safety of transporting this LNG through Howe Sound, a very small and busy water passage.	Safety	<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 Transport Canada Technical Review Process of Marine Terminal Systems and Transshipment Sites (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 477 metres to be a narrow channel.</p> <p>Woodfibre LNG will also complete a voluntary TERMPOL review for the Project. The review will include a comprehensive risk assessment to ensure safety of vessel transits from terminal to open ocean; the development of recommendations to improve safety and minimize risk; and, the development of detailed safety procedures and emergency response plans.</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 Marine Transport information sheet that has been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	

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58(iii)	February 2, 2015	Personal Information Withheld - Bowen Island, British Columbia	Thirdly, I have many concerns in the event of an accident of the ability and or willingness of this company to deal with it effectively. Thank you for your consideration.	Emergency Response Accidents and Malfunctions	<p>The Woodfibre LNG Project will comply with all applicable regional, provincial and federal guidelines and standards including but not limited to: employment standards, health and environmental regulations and standards, taxation, and Aboriginal group agreements.</p> <p>Prior to operation of the Project, the Liquefied Natural Gas Facility Regulation requires that Woodfibre LNG Limited prepare a Safety Loss and Management Program that complies with CSA Z276. This program includes a detailed Emergency Response Plan that includes documented emergency response plans, required equipment, training requirements, identification of trained personnel and plans for emergency drills and exercises.</p> <p>It is Woodfibre LNG Limited's intention to be self-sufficient for all possible emergency situations and it is not anticipated that Woodfibre LNG Limited would require First Responder emergency services. In addition, Woodfibre LNG Limited will continue discussions with local government and other emergency service providers in the LAA to ensure a robust communications plan in the unlikely event of an emergency related to the Woodfibre LNG Project.</p> <p>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>	
59	February 2, 2015	Rose Dudley - Lions Bay, British Columbia	<p>Who, in their right mind,could ever condone the re-industrialization of Howe Sound?</p> <p>An LNG plant in one of the most beautiful places on earth?-Sacrilège!</p> <p>From the summit of the new Sea to Sky Gondola I would like to see an Ec lodge and perhaps a pulp mill museum, not an industrial plant. That could provide as many or more job opportunities and would be a huge boost to tourism.</p> <p>If the government is serious about listening to our input, then how can it let this project go ahead when the vast majority of people are so adamantly opposed to it?</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>The Woodfibre site has been used for industrial purposes for 100 years and is zoned for industrial 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>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	

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					<ul style="list-style-type: none"> 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>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>	
60	February 3, 2015	Ron Sander - Squamish, British Columbia	Great project! Great opportunity for economic diversity for the local community, jobs, taxes, while cleaning up a contaminated site.	LNG Project	Thank you, this comment is noted.	
61	February 3, 2015	Personal Information Withheld - Squamish, British Columbia	I would like to provide my support for this project. Squamish has long been a community struggling with the balance of development and environmental stewardship. I believe that with stringent oversight and attention to detail that the proponent can successfully provide significant direct and in-direct economic benefits while still maintaining that balance. I strongly encourage the EAO to hold environmental standards high while keeping that idea of balance in mind.	LNG Project	<p>Thank you, this comment is noted.</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>	
62	February 3, 2015	Rob Askew - Squamish, British Columbia	I am a local of Squamish for 8years and have a young family with (2) Kids. We look forward to the LNG coming to Town. The Woodfibre/LNG site will be revitalized as a tax payer, Creation of local jobs, and environmental clean up of the original site is great. We hope to see this move forward.	LNG Project	Thank you, this comment is noted.	
63	February 3, 2015	Konrad Sander - Squamish, British Columbia	I think bringing this facility to the lowermainland would not only be beneficial for the local economy but it would give people like myself the opportunity to be closer to home with family, not having to travel thousands of kilometres North to find a job to make ends due. It is a great opportunity for everybody except the people that complain about everything anyways.	LNG Project	Thank you, this comment is noted.	
64	February 3, 2015	Evan J. Drygas - Squamish, British Columbia	Woodfibre LNG is a solid project that has my full support. Woodfibre LNG will be good for our economy, environment and community. Woodfibre LNG has done an excellent job engaging and addressing the concerns of our community. The company has also proven to be an excellent corporate citizen by supporting many local nonprofit organizations and joining the Squamish Chamber of Commerce.	LNG Project	Thank you, this comment is noted.	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
65(i)	February 3, 2015	Adrian - Furry Creek, British Columbia	<p>I am a resident in Furry Creek. I have multiple concerns.</p> <p>First and foremost I am concerned about the safety of my Family We have three children and if ever a disaster were to occur the would obviously Be a great concern for all the residents in Furry Creek.</p> <p>We are only a short distance away across the sound. I know that The likelihood of a disaster is slim but it still exists.</p> <p>And never should families be put in a dangerous Position.</p>	Safety	<p>Thank you for your comments.</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>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>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 and Marine Transport Information Sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments</p>	
65(ii)	February 3, 2015	Adrian - Furry Creek, British Columbia	<p>In addition I am concerned for the Financial impactions that Woodfibre LNG would have on My greatest investment ,my home.</p>	Effects of the Project on Property Values	<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
65(iii)	February 3, 2015	Adrian - Furry Creek, British Columbia	<p>Finally , I am concerned with the direction in which the region is going. Squamish is on it's way to becoming the mountain Biking Mecca of North America. As well , the area is renowned for Kite boarding , mountain climbing and of course Skiing amongst many other forms of outdoor adventure.</p> <p>Why not promote the area as a the wonderful Backdrop for all of that instead of bringing industrial Eye soars and potential environmental hazards To the area. This project makes no sense whatsoever to me And I am completely opposed.</p>	Effects of the Project on 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>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>	
66(i)	February 3, 2015	Doug Lye - Squamish, British Columbia	I think this is a great opportunity for Squamish. As the site in question is an industrial site, the LNG plant is one of the best options for this area	LNG Project	Thank you, this comment is noted.	
66(ii)	February 3, 2015	Doug Lye - Squamish, British Columbia	<p>The only thing I would like to see is for any pilings used for the dock / pier to be covered for herring production. Squamish terminals had their creosote and concrete pilings covered and the herring population has increased so substantially that twice this past year, pods of Pacific Dolphins and Orcas have come right into the Squamish harbour.</p> <p>http://www.sqterminals.com/community/involvement/squamish-streamkeepers/</p>	Herring Production	<p>The Woodfibre site has been used for industrial purposes for 100 years and is zoned for industrial 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>	
67	February 3, 2015	John O'Sullivan -	I'm in full support of the proposed LNG facility. It will be great for the town of squamish and its residents. And is also a great alternative to other fossil fuels. Thank you	LNG Project	Thank you, this comment is noted.	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
68(i)	February 3, 2015	Philip Iye - Squamish, British Columbia	I am concerned about the effect the Woodfibre LNG plant will have on marine life, plant run off and noise/vibrations could scare away an ecosystem of marine life that is just starting to make a cone back.	Effects of the Project on Marine Life	<p>Thank you for your comments.</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 <i>Fisheries Act</i>. 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 there were no Project-related significant adverse residual effects to the environment.</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 and Marine Mammals information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
68(ii)	February 3, 2015	Philip Iye - Squamish, British Columbia	Also the risks proposed to the laying of pipe by Fortise in the estuary shows a deserving trend toward riding a little close to that thin line between profit and environmental safety.	Pipeline	<p>Woodfibre LNG notes that the comment is directed 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:</p> <p>http://a100.gov.bc.ca/appsdata/epic/html/deploy/epic_document_406_38521.html</p>	
69	February 3, 2015	Personal Information Withheld - Fort Nelson, British Columbia	With BC having expensive costs for investment due to pricing and regulative standards as well as strict environmental regulation in the natural gas industry it is definitely nice to see WLNG investing in BC I like their approach to bring forward open discussions with the community of Squamish. With WLNG striving to meet our emission and environmental guidelines it shows commitment to the natural gas industry I'm sure they will be a welcome addition to BC in the move to export liquified gas safely and efficiently	LNG Project	Thank you, this comment is noted.	
70	February 3, 2015	Personal Information Withheld - Squamish, British Columbia	Great opportunity for Squamish. Real jobs, clean industry.	LNG Project	Thank you, this comment is noted.	
71	February 3, 2015	Personal Information Withheld - Squamish,	I support this project. Clean industry, taxes and jobs for Squamish.	LNG Project	Thank you, this comment is noted.	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
		British Columbia				
72	February 3, 2015	Personal Information Withheld - Squamish, British Columbia	100% in favor of LNG for Squamish.	LNG Project	Thank you, this comment is noted.	
73	February 3, 2015	Harry Brock - West Vancouver , British Columbia	I am opposed to tanker traffic in Howe Sound, this is a major recreational waterway. Huge tankers are a major safety hazard in thus narrow channel. A tanker filled with this highly explosive gas is a threat to our safety both on and off the water .	Safety Accidents and Malfunctions	<p>Thank you for your comment.</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. 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 Limited 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 up to 500 m 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>	
74	February 4, 2015	Colleen Reynolds - Fort Nelson, British Columbia	<p>I feel we need to get more of the LNG plants up and running and with less red tape as fast tracking this at this time is of the utmost importance if we are to succeed in making this industry viable for all British Columbians.</p> <p>Now is the time with the down turn in the Oil Dands with the man power available to push this forward with avengences as we need workers and they are available we need investors and they are available (although they need to see progress) we need to see true commitment from all levels of industry, governments (federal and provincial) as well as native communities.</p> <p>NOW is the time for us to lay down our placards of discontent and get to work not protest and assess the situations If we are smart and on our game we will have all of the Oil industries laid off people</p>	LNG Project	Thank you, this comment is noted.	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
			back to work in no time living and working in BC and paying taxes here. That my friends is smart business and where our future prosperity is			
75	February 4, 2015	Gert-F.Sander - 150 Mile House, British Columbia	<p>There is a lot of misconception by a very vocal group of people that make up only one part of our society. This group has one thing in their favour, having the ear of the "News Groups" in general. Good news is rarely seen noteworthy, that seems to be the norm of the day.</p> <p>Out of all "News" castings, Radio or TV I would say the good news gets perhaps 5% of coverage.</p> <p>The cost of running the "Health, Education, Road building" alone needs staggering funding that these very same "No-Sayers" expect in their daily life.</p> <p>One cannot be against all industry in this province. The "LNG" projects are good for the Province.</p> <p>There are already a lot of the needed facilities at this location.</p> <p>Lets go ahead and start the project.</p> <p>If this does not go ahead I suggest that all the opponents fund jointly the provinces needs.</p> <p>As a "Yes Sayer" I urge all those "for" the project to get louder and support reasonable projects in this Province.</p>	LNG Project	Thank you, this comment is noted.	
76(i)	February 4, 2015	Richard Gruneau - Bowen Island, British Columbia	<p>I have two serious concerns about this project. First, I believe Howe Sound is too populated with ferries and recreational boat traffic, with islands too close to shipping lanes, for LNG tanker traffic to navigate without the threat of a potential disaster. We ALWAYS hear from industry personnel that these sorts of projects have fail safe mechanisms. But, then we have a Mt. Polley damn spill or Lac Megantic explosion. The facts are that planning has to include the very realistic possibility of disaster. There is not enough room in Howe Sound to provide sufficient zones of distance protection against fire or explosion--no matter what route is chosen.</p>	Emergency Planning and Response	<p>Thank you for the comments.</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>The Transport Canada Technical Review Process of Marine Terminal Systems and Transshipment Sites (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. Woodfibre LNG will also complete a voluntary TERMPOL Review for the Project. The review will include a comprehensive risk assessment to ensure safety of vessel transits from terminal to open ocean; the development of recommendations to improve safety and minimize risk; and, the development of detailed safety procedures and emergency response plans.</p> <p>Subject to the recommendations of the TERMPOL Review Committee, which</p>	

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					<p>includes Transport Canada, Pacific Pilotage Authority, BC Coast Pilots and Canadian Coast Guard, Woodfibre LNG Limited 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 up to 500 m 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 Public Safety information sheets that have been prepared as part of the Woodfibre LNG Limited responses to public comments.</p>	
76(ii)	February 4, 2015	Richard Gruneau - Bowen Island, British Columbia	My second concern lies with this project as the thin edge of the wedge in respect to the reindustrialization of Howe Sound. Howe Sound used to be a polluted disaster, but it has 'come back' in the last decade, with the return of herring and other marine life. The salmon population appears to be rebounding too. From West Vancouver to Whistler we have a world class environmentally recovering corridor. We should be protecting and cherishing this corridor, not seeking to industrialize it.	Industrial Legacy Intrinsic Values of Howe Sound	<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 is zoned for industrial 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>	
76(iii)	February 4, 2015	Richard Gruneau - Bowen Island, British Columbia	I might add a final comment that I have concerns about the off shore ownership of the Woodfibre project and Mr. Tanoto's less than stellar environmental record or record for social responsibility. Overall, I see this project as an unsustainable project for Howe Sound, for the ecology of the sound and the safety of the residents of Horseshoe Bay and the local islands, ferry passengers and recreational boaters.	Corporate Ownership LNG Project	<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;</p>	

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					taxation; and First Nations agreements.	
77	February 4, 2015	Personal Information Withheld - Squamish, British Columbia	I want to express my support for the WLNG project. I think this is an excellent use of an existing industrial brownfield site and already existing infrastructure. I hope that WLNG will be built to the highest standards possible and will be a showcase for how LNG projects can be developed in a responsible manner. I also hope that WLNG will explore opportunities to partner with other companies to utilise the heat and CO2 produced through agriculture and aquaculture projects such as algal bio fuel. This project has the opportunity to set the tone for all other LNG projects and become a center for training and technology in the LNG industry	LNG Project	<p>Thank you, this comment is noted.</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 finds heat capture projects interesting, and at the request of certain members of the Squamish community has already participated in very preliminary discussions surrounding CO₂ capturing. Woodfibre is happy to continue participation in such discussions and will continue to investigate the technical and economic feasibility of these alternatives.</p>	
78	February 4, 2015	Dave Fox - North Vancouver, British Columbia	This is a great opportunity for Squamish and the surrounding communities as it will create jobs and help the economy.	LNG Project	Thank you, this comment is noted.	
79	February 4, 2015	Personal Information Withheld - Maple Ridge, British Columbia	I support the Woodfibre LNG Project	LNG Project	Thank you, this comment is noted.	
80	February 4, 2015	Brett McGillivray - Roberts Creek, British Columbia	The proposed LNG plant at Woodfibre has an EA that appears to restrict, or narrow, the environmental impacts of this project particularly where it involves carbon emissions. This same argument applies to any other LNG plants in the province. Natural gas is a carbon-based fuel and from its production, processing, pipelining, conversion to LNG, loading LNG on to tankers, tanker transportation, to its ultimate burning in Asia results in carbon dioxide that affects global change. All levels of government must take responsibility for reducing our carbon footprint. Do not permit the LNG facility at Woodfibre.	Climate Change GHG Emissions	<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 period²⁴.</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> <p>The scope of the environmental assessment for the Woodfibre LNG Project is as defined in the section 11 Order issued by the EAO. That scope does not include the upstream or downstream activities.</p>	
81	February 4, 2015	Personal Information Withheld - Squamish, British Columbia	Yes in favour ! Think it would be great for Squamish ! More good paying jobs and possibly more housing !	Effects of the Project on Employment and Housing	Thank you, this comment is noted.	
82	February 4, 2015	Jon S. - Squamish, British Columbia	<p>This project right for Squamish because:</p> <ul style="list-style-type: none"> • It will bring good paying jobs to town • Provide the district with a strong tax base • Allow developing nations to use less coal, helping the environment • Will have a minimal impact on the local and global environment 	Effects of the Project on Employment, Economy	Thank you, this comment is noted.	

²⁴ 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
83	February 4, 2015	Jeff Fisher - Squamish, British Columbia	<p>My name is Jeff Fisher and I am the President and Forestry Manager of Sqomish Forestry LP which manages several forest licences in the Sea to Sky District and a log sorting yard in Squamish.</p> <p>On January 28, 2015 I attended the Woodfibre LNG Open House in Squamish.</p> <p>In 2014 I had been contacted by a consultant collecting information on behalf of the Woodfibre LNG proponent with respect to forestry operations in the Woodfibre area.</p> <p>I believe that I talked to the consultant 3 times over the course of 2 months and each time I stressed the importance of maintaining access through the Woodfibre site for conducting forestry operations in the Woodfibre Creek and Mill Creek valleys that are behind the Woodfibre site.</p> <p>When I reviewed the Woodfibre LNG EAC application at the open house I was astonished to see in section 7 [I believe?] that Woodfibre LNG proposes to deny any access through their site for forestry and suggests that the lost opportunity would be about 2% of the Soo TSA AAC and that the government would just give the affected licensees somewhere else to log. This is unacceptable! There is no uncommitted volume or area in the Soo TSA to give to the affected licensees. Forestry operations have been conducted in the Woodfibre and Mill Creek valleys for over 100 years and they can be sustained in perpetuity as long as operators have access.</p> <p>I would like to believe that the Woodfibre LNG project and ongoing forestry operations in Woodfibre Creek and Mill Creek could co-exist. I do not understand or accept that the LNG project has to preclude the forestry operations. The loss of access to the forests behind Woodfibre would result in the loss of 10-15 direct jobs and many more indirect jobs. I did not see this job loss accounted for in any of the Woodfibre LNG presentation materials.</p> <p>I did make contact with some representatives of Woodfibre LNG at the Open House and expressed my concerns. They have followed up with a suggestion that we might get together and talk about the issue. This is a positive step.</p> <p>I realize that the historic forestry access routes and log dumps are on Woodfibre LNG private property, but I believe that the onus is on government through its EAO and OGC processes to negotiate long-term access through the site as part of the permitting process. It is unacceptable to just abandon the forestry opportunities and associated jobs and economic activity associated with Woodfibre Creek and Mill Creek. I am optimistic that a reasonable access plan can be negotiated with Woodfibre LNG as part of their permitting and approval process.</p>	Effects of the Project on Forestry	<p>Thank you for your comments.</p> <p>The Woodfibre fee simple property has been private property for a century. Accordingly, access through the site has only ever been allowed through a commercial agreement with the property owner. When Woodfibre LNG Limited approached Western Forest Products to purchase the site, only one logging company had a road use or any other access agreement over the lands. Woodfibre LNG Limited has had discussions with Northwest Squamish Forestry on this matter and discussions are ongoing. In addition, Woodfibre LNG Limited has also met with EAO, OGC and FLNRO on this matter and will continue to explore options for access for forestry operations through the Woodfibre property subject to and consistent with Woodfibre LNG Limited's obligations to maintain a safe and secure site for the purposes of its activities on and around the site.</p>	

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			I look forward to both the proponent's response and the EAO response/action with respect to the concern I have expressed.			
84	February 4, 2015	Personal Information Withheld - Squamish, British Columbia	Squamish has been an area under considerable scrutiny due to this LNG project. I realize that many people have concerns regarding the environmental impact on our area, however, Woodfibre has answered and addressed all these concerns raised. I am in favour of this project as it allows our local businesses the opportunity to work on this larger project and thus keep our local population employed. It will also bring a considerable addition to the District's tax base and give us (the community) the advantage of this increased tax base. Thanks.	LNG Project	Thank you, this comment is noted.	
85	February 4, 2015	Colin Jackson - North Vancouver, British Columbia	I support this project. Will produce jobs and help the local economy.	LNG Project	Thank you, this comment is noted.	
86	February 4, 2015	Jenn Ellis - Squamish, British Columbia	I believe LNG Woodfibre would be an asset to the town of Squamish. We desperately need to provide jobs for our citizens and revenue to our tax base to ensure services are maintained without further hardship to the people of Squamish. With all the technology we have available I feel we should be able to be safe. Let's make sure all environmental concerns are dealt with and move forward on this project.	LNG Project	Thank you, this comment is noted.	
87(i)	February 4, 2015	Personal Information Withheld - Bowen Island, British Columbia	<p>Michael Shepard Environmental Assessment Office PO Box 9426 Stn Prov Gov Victoria, BC V8W 9V1 Dear Mr. Shepard.</p> <p>Thank you for giving us this opportunity to comment on the Woodfibre LNG Project Environmental Assessment Certificate Application.</p> <p>1. Marine Water Quality: Seawater cooling systems have been banned in California due to destruction of sea animals, fish, fish larvae and smaller plankton from the collection, chlorination and heating of the water. Discharging this heated water back into Howe Sound will have in extremely detrimental effect on the water of the sound and its community of living organisms.</p>	Effects of the Project on Marine Life, Marine Water Quality Alternative Means of Undertaking the Project.	<p>Thank you for the comments.</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 impacts*. 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 <i>Fisheries Act</i>. 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 there were no Project-related significant adverse residual effects to the environment.</p>	

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					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.	
87(ii)	February 4, 2015	Personal Information Withheld - Bowen Island, British Columbia	Collection pipes should not be allowed in the sound, cooling systems must be land based ponds, towers, or air.	Alternatives Means of Undertaking the Project	<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> <ul style="list-style-type: none">• air cooling• evaporative cooling• freshwater cooling from local streams• seawater 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 available²⁵. 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>	
87(iii)	February 4, 2015	Personal Information Withheld - Bowen Island, British Columbia	<p>2. LNG Storage:</p> <p>The two decommissioned LNG carriers used for floating LNG storage will have to be maintained yearly, cleaned and overhauled to ensure their mechanical integrity and marine seaworthiness, along with their moorage system. Esquimalt, the closest large dry dock, is immediately adjacent to our provincial capital, which could, like Halifax, be compromised.</p>	Maintenance	The Floating Storage and Offloading unit (FSO) will be permanently moored and designed for a minimum operation life of 25 years. While the FSOs will be subject to regular maintenance and inspection, use of the dry dock at Esquimalt for maintenance of the FSO is not required.	

²⁵ Thomas C. and Burlingame R. n.d. Direct Seawater Cooling in LNG Liquefaction Plants. Available at: http://www.ivt.ntnu.no/ept/fag/tep4215/innhold/LNG%20Conferences/2007/fscommand/PO_36_Thomas_s.pdf.

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87(iv)	February 4, 2015	Personal Information Withheld - Bowen Island, British Columbia	<p>3. Transport of LNG</p> <p>Howe Sound is a narrow channel with frequent ferry traffic. Turning a large boat into the channel behind Bowen Island if needed will be a challenge. Accidents do happen, in loading, in steering, in very rough weather, and with staff not following safety producers. Fires with LNG can be catastrophic, Howe Sound has people living all around it.</p>	Safety Accidents and Malfunctions	<p>At Woodfibre LNG, safety is the number one priority.</p> <p>Transport Canada's Technical Review Process of Marine Terminal Systems and Transshipment Sites (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 477 metres to be a narrow channel.</p> <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 Limited 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 up to 500 m 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>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. 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. 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>	
87(v)	February 4, 2015	Personal Information Withheld - Bowen Island, British Columbia	<p>4. Capacity Increase</p> <p>We are discussing this LNG project but if a larger pipeline is approved the capacity and output of the plant could be greatly increased with more potential dangers from increased tanker traffic and more water exchange.</p>	Production Capacity of the Facility	<p>The production of the facility is limited by the export permit (Licence GL-304). The number of LNG carriers will correspond to the export capacity of the plant. Woodfibre LNG Limited has estimated this to be 40 LNG carriers per year.</p>	
87(vi)	February 4, 2015	Personal Information Withheld - Bowen Island, British Columbia	<p>5. Liability</p> <p>In the case of an accident, there could be wide spread damage to coastline and people. The powers behind the Woodfibre project have a reputation of unreliability. A fund should be established, in Canadian hands that is immediately accessible to deal with any catastrophic incident.</p>	Liability	<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>	

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87(vii)	February 4, 2015	Personal Information Withheld - Bowen Island, British Columbia	<p>6. Inspections</p> <p>Regularly scheduled inspections of all aspects of the operation must be organized and carried out. This is the most important aspect of maintaining the integrity of our environment. Examples of preventable accidents are the Polley gold mine, the Queen of the North, pollution from the Britannia Mine, the Exxon Valdez and the Hibernia drill rig sinking.</p> <p>Thank you.</p>	Safety Inspections	<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. All permits require detailed information that is carefully reviewed by the OGC prior to approvals being granted. The construction and operation of the Project will be regulated by the OGC and the BC Safety Authority and Woodfibre LNG Limited anticipates that the appropriate government agencies will inspect the facility as required.</p> <p>LNG carriers destined for the Woodfibre LNG terminal will be subject to Transport Canada Port State Control inspections.</p>	
88(i)	February 5, 2015	Vel Anderson - Gibsons, British Columbia	<ul style="list-style-type: none"> As we see the many proposals for the industrialization of Howe Sound, and we realize that the huge tankers will be carrying the volatile LNG, please explain how traffic in and out of Howe Sound is to be monitored and by whom? 	Marine Traffic Monitoring	<p>Thank you for the questions.</p> <p>Woodfibre LNG Limited will develop a Marine Transport Management Plan for construction and operations. Woodfibre LNG Limited will prepare and implement the marine transport management plan prior to construction activities or as outlined through TERMPOL (Technical Review Process of Marine Terminal Systems and Transshipment Sites). This plan will outline measures to ensure all vessel traffic is aware of Project activities. The plan will also provide details of the communication channels to be used and the Project-related safety procedures to be followed.</p> <p>Woodfibre LNG Limited will always comply with and utilize the expertise and intimate local knowledge of the Pacific Pilotage Authority, BC Coast Pilots, Transport Canada and the Canadian Coast Guard.</p> <p>Transport Canada and the Canadian Coast Guard govern marine traffic in Canadian waters.</p>	
88(ii)	February 5, 2015	Vel Anderson - Gibsons, British Columbia	<ul style="list-style-type: none"> As the Sound is bustling with activity, especially in summer, with all the recreational marine traffic, individual and business marine transportation, along with a very busy BC Ferry schedule, what reports/studies have been completed on all this traffic in, out, and around Howe Sound? I would appreciate having this information well before closing date for comments 	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>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>	

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88(iii)	February 5, 2015	Vel Anderson - Gibsons, British Columbia	<ul style="list-style-type: none">May we see the analyses of emerging ship risk profiles.	Risk	<p>The risk assessment is included in Section 11 Accidents and Malfunctions of the Application. The assessment is based on the Quantitative Risk Assessment conducted by Lloyd's Register Consulting, included as Appendix 11-1 of the Application.</p> <p>Woodfibre LNG Limited also provided additional information regarding accidents and malfunctions to the Environmental Assessment Office on April 29, 2015</p>	
89	February 5, 2015	Personal Information Withheld - Squamish, British Columbia	This project is a great opportunity for our community to diversify our economic base. There will be no foreseeable environmental impact. The plant is located nearly 7 km away from town and will not be a public safety concern. This project can be a great example of industry and tourism thriving together.	LNG Project	Thank you, this comment is noted.	
90	February 5, 2015	Carlos Rodrigues - North Vancouver, British Columbia	I am in full support of the Woodfibre LNG Project because I feel it will add substantial economic benefit to the province of BC as well as to the local area. The hundreds of jobs created through the construction phase and then through the operation of the facility will be well paying jobs that will support hundreds of families. The economic spinoffs of well paying jobs are obvious.	LNG Project	Thank you, this comment is noted.	
91	February 5, 2015	Personal Information Withheld - Squamish, British Columbia	I am concerned with the isolation of the timber harvesting land base and the crown land that will be inaccessible if the facilities at the Woodfibre site are built as proposed. The forest industry is viable and an economic contributor to this province. This LNG facility should add to the products our province can provide, not replace an existing one.	Effects of the Project on Forestry	<p>Thank you for the comment.</p> <p>The Woodfibre fee simple property has been private property for a century. Accordingly, access through the site has only ever been allowed through a commercial agreement with the property owner. When Woodfibre LNG Limited approached Western Forest Products to purchase the site, only one logging company had a road use or any other access agreement over the lands. Woodfibre LNG Limited has had discussions with Northwest Squamish Forestry on this matter and discussions are ongoing. In addition, Woodfibre LNG Limited has also met with EAO, OGC and FLNRO on this matter and will continue to explore options for access for forestry operations through the Woodfibre property subject to and consistent with Woodfibre LNG Limited's obligations to maintain a safe and secure site for the purposes of its activities on and around the site.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
92(i)	February 5, 2015	Personal Information Withheld - Squamish, British Columbia	<p>I am a two year Squamish resident, and I am opposed to this project. While I recognize the need for local economic growth in our corridor, this project is not local in a meaningful sense, and the negative impacts far outweigh any perceived benefits. First and foremost, the primary economic gains to be made will be reaped offshore. Squamish and BC will receive some compensation in taxes and jobs, but we will lose far more in the long term than we stand to gain in the short term.</p>	Effects of the Project on the Local Economy	<p>Thank you for the comments.</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 there were no Project-related significant adverse residual effects to the environment.</p>	
92(ii)	February 5, 2015	Personal Information Withheld - Squamish, British Columbia	<p>Others on this forum have well-articulated the numerous environmental, regulatory, economic and safety issues inherent in this project and I do not intend to repeat what they have already explained so well. I would, however, like to add my support to the concerns voiced by Ingrid Wray of Lions Bay, Chris Corrigan of Bowen Island, Wayne Rowley of Victoria, G. B. John Mancini of West Vancouver, and James Morris of Squamish, to name a few.</p> <p>In reading through the comments, I was struck by the extensive research, analysis, thought and actual data present in the arguments put forth by those opposed to the project. In contrast, those in favour of the project have generally submitted short statements, touting simply that it is "clean energy" or "good for the economy", or that it will enable them to work closer to home.</p> <p>What do these people mean by "clean energy"? Do they mean energy extracted through an environmentally questionable process, piped vast distances, compressed through the consumption of more energy, and then hazardously tanked off to a location thousands of miles away? That is not how I would define by clean energy.</p>	LNG Project	<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 period²⁶.</p>	

²⁶ Centre for Liquefied Natural Gas. http://www.lngfacts.org/resources/CLNG-PACE_Study_one-pager.pdf.

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92(iii)	February 5, 2015	Personal Information Withheld - Squamish, British Columbia	And how is this project good for the economy, exactly? Is it good because it will temporarily help balance the books of our current government, whilst the true economic gain is shipped offshore along with the LNG?	Effects of the Project on Local Economy	<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 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>	
92(iv)	February 5, 2015	Personal Information Withheld - Squamish, British Columbia	Is it good in that the region will be scarred to such an extent that budding local the tourism industry will lose traction and tourism-based entrepreneurs will struggle and move elsewhere? I suppose the project will enable more people to work closer to home, but is that a reason to destroy our collective home? And how many local people will actually find permanent jobs at the facility? These various rationale in support of the project are short sighted and are not supported by raw data or true analysis.	Effects of the Project on Tourism Employment	<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 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>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>	

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92(v)	February 5, 2015	Personal Information Withheld - Squamish, British Columbia	Opposition to the project may appear to be nothing more than "NIMBYism" or, as one proponent suggested, it may just be "people that say no to everything anyways [sic]." That is the wrong conclusion though. This project does not belong in any backyard with significant marine habitat to maintain, or with a burgeoning tourism industry and citizens (rightfully) concerned for their safety. Likewise, this is not simply a case of saying no to everything. It is a case of saying no to things that are harmful, regressive and generally disastrous for our beautiful province.	Effects of the Project on Marine Environment, Tourism, Safety	<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 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>	
93	February 5, 2015	Personal Information Withheld - Lions Bay, British Columbia	<p>Since there is a process underway for a Management Plan in Howe Sound, it should be recommended that all industrial projects of this sort be postponed until such time as the management plan is in place.</p> <p>No to Woodfibre LNG - protect our air, water and land.</p>	Howe Sound Management Plan	<p>Thank you for the comment.</p> <p>The Province is developing a cumulative effects framework through several pilot projects; however, a framework that includes the Project area has not been developed.</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>	
94	February 5, 2015	Personal Information Withheld - Howe Sound, British Columbia	<p>Greed, Money, Gas, Oil.</p> <p>Cry of the Earth, Cry of the Poor.</p> <p>One day this narrow mindset will be deeply regretted.</p> <p>You can't eat, breathe and drink money...</p>		<p>Thank you for the comment.</p>	

Comment #	Date Received	Author	Comment	Issue / Theme	Proponent's Response	EAO's Response
95	February 5, 2015	Personal Information Withheld - Squamish, British Columbia	WLNG cooling system that uses sea water is not good for marine life and is banned in other parts of the world- wlmg should look at other means for cooling without using any of our local water, ocean or fresh water	Effects of the Project on Marine Life	<p>Thank you for the comment.</p> <p>Woodfibre LNG Limited acknowledges community concerns about the potential effects of the Project on the waters, and marine and plant life in Howe Sound and is committed to a Project that 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 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>	
96	February 5, 2015	Personal Information Withheld - Squamish, British Columbia	I cannot think of a better location anywhere on the coast of B.C. for this type of facility. In spite of all the noise from the left wing extremists, this is by far the most environmentally friendly LNG project proposal in the entire province.	LNG Project	Thank you, this comment is noted.	
97	February 6, 2015	Personal Information Withheld - Brackendale, British Columbia	BC Hydro's upgrade to their Substation here in Squamish, is being suggested as happening "in all corners of the Province." As a resident in Squamish, we have felt the brunt of increases from near every aspect of residential ownership. While I understand WLNG has no say what BC Hydro charges, I would like to know that the cost brought about by the increase of power use from WLNG will not fall onto our community. I would like to know at what rate the Hydro that LNGW is being charged in relation to this \$7Mil Upgrade?	Effects of the Project on Electricity Costs	<p>Thank you for the question.</p> <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>	

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98(i)	February 6, 2015	Mary - Gibsons, British Columbia	I cannot fathom why this project is even being considered. Firstly, the risk of tankers through Howe Sound is astronomical and could be devastating to our Coastal ecology.	Effects of the Project on the Marine Environment	<p>Thank you for the comments.</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. 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 the Marine Transport and Public Safety information sheets that have been prepared as part of the Woodfibre LNG Limited response to public comments.</p>	
98(ii)	February 6, 2015	Mary - Gibsons, British Columbia	Secondly, drilling into the earths crust can potentially cause earthquakes and we are on the Cascadia Fault line for crying out loud!!! "http://www.edmontonjournal.com/news/edmonton/Researchers+study+aftershocks+Creek+earthquake+possibly/10781866/story.html"	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>	
99	February 6, 2015	Personal Information Withheld - Brackendale, British Columbia	In the event that environmental damages in the Howe Sound occurring from the WLNG plants activities, are proven. What, (if any)procedures/conditions/regulations, does our local government have to stop further damages.	Regulatory Requirements	<p>Thank you for the question.</p> <p>Woodfibre LNG will comply with all applicable regional, provincial and federal laws, regulations, guidelines and vessel 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 as well as numerous other environmental permits.</p> <p>As part of the Project construction and operation phases, and also as identified in the permitting phase, Woodfibre LNG Limited will develop and implement various environmental management plans and monitoring programs. Section 13.0 of the Application contains the preliminary detail of plans and programs that will be developed and implemented.</p> <p>Regular review of the results of monitoring will be conducted in order to</p>	

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					identify potential additional mitigation measures that would need to be implemented.	
100	February 6, 2015	Vel Anderson - Gibsons, British Columbia	<p>As each strand of wireweed has tiny, alternating blades with equally tiny floats. These features are about the same size as herring eggs, and help keep the fish eggs nicely separated so that the fish embryos develop with maximum exposure to seawater around each egg. The float balls can support fish eggs without causing the seaweed to sink out of currents to the seabed.</p> <p>How will the activity from the work to set up the LNG facilities for the two storage LNG tankers in Howe Sound affect the wireweed?</p> <p>How will the wave action from coming and going of the huge LNG tankers affect the wireweed?</p> <p>How will the difference in water temperature, from the process of cooling the natural gas, affect the wireweed?</p> <p>I would appreciate the studies/reports on this concern.</p>	Effects of the Project on Wireweed	<p>Thank you for the question.</p> <p>As part of the environmental assessment process, valued components (VCs) of the environment are selected for study which services to focus and facilitate the analysis, "<i>Environmental assessment in BC uses a values-based framework to promote a comprehensive, yet focused, understandable, and accessible assessment of the potential effects of proposed Projects. This framework relies on the use of Valued Components (VCs) as a foundation for the assessment. The Guideline defines and explains the use of VCs to focus environmental assessments on those aspects of the natural and human environment that are of greatest importance to society. The Guideline also explains how the use of VCs improves the effectiveness and efficiency of assessment, in part by facilitating the selection of appropriate study methods and focusing analysis on key project-VC interactions.</i>"²⁷</p> <p>Following this framework, 'wireweed' was not selected as a VC for detailed assessment; however, marine benthic habitat was selected as a VC, and components of the marine environment are assessed in Section 5.16 of the Application. Information on the VC selection methods for the Project are included in the Application</p> <p>In response to the specific question of Project effects:</p> <ul style="list-style-type: none">• The potential effects of the Project's construction phase on marine benthic communities is included in Section 5.16.3.2.3.• A vessel wake assessment is included in Appendix 7.3-2 to the Application. This assessment demonstrates that at a vessel speed of 10 knots or less (the speed of vessels within Howe Sound) there will be no significant wake from the LNG carriers. The vessel wake assessment concludes that the vessel wave is likely to be indiscernible when dispersing under the influence of the typical wave climate within Howe Sound.• The effects of the Project on marine water quality is assessed in Section 5.10 Marine Water Quality. The conclusions from the assessment are no Project-related changes in marine water quality beyond natural variability and exceeding water quality guidelines. Accordingly, effects to marine benthic habitat are not anticipated. <p>Also please note that potential Project-related effects on herring are included in the Section 5.18 Forage Fish and Other Fish (Marine) assessment.</p>	

²⁷ Environmental Assessment Office. 2013. Guideline for the Selection of Valued Components and Assessment of Potential Effects. Available at: http://www.eao.gov.bc.ca/pdf/EAO_Valued_Components_Guideline_2013_09_09.pdf