

MEETING SUMMARY
Ajax Mine Project
Technical meeting: Socio-Economics

Wednesday, March 9, 2016
10:00 am -11:30 am

Teleconference

Attendees:

Paul Draycott, SLR	Claude Pierce, PLC (contracted to EAO)	John Osler, InterGroup
Thomas Wlodarczyk, SLR		Darcy McGregor, InterGroup
Emily Lomas, City of Kamloops	Sylvie Lefebvre, PLC (contracted to EAO)	Jennifer Olsen, InterGroup
Glen Farrow, City of Kamloops		Jason Rempel, ERM
Alan Michener, City of Kamloops	Tracy James, EAO	
John Kenney, Urban Systems	Erin McGuigan, EAO	
John Dumbrell, Urban Systems	Alli Morrison, EAO	
	Christie Nelson, CEAA	

Meeting purpose:

Context: The February 23-24 Working Group meeting agendas covered environmental and health components. EAO organized a teleconference call with social and economic assessors to:

1. Discuss key topics of interest and priority, based on review of the Application/EIS social and economic valued components to date, and
2. Identify any areas of convergence/divergence.

1. Round of introductions.

2. Key topics of interest from reviewers to date:

Meeting participants noted nine topics of priority interest:

- Property Values
 - Reviewers noted that confidence level is described as 'low' in the Application for the assessment to property values
 - Would have liked to see more information on adaptive management, including a "property value protection program" or similar type tool
 - Uncertainty in the methods and analysis of other topics (e.g., dark sky) should be taken into consideration for the assessment of property values
- Benefits to Kamloops
 - Difficult to determine the financial costs/risks to the city due to the granularity of the data expressed from the economic modelling
 - Need more information on indirect and induced employment, and indirect business opportunities
 - Concerns regarding the lack of direct tax benefits to the City of Kamloops, and that the indirect taxes have not been quantified

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- Lack of quantitative analysis regarding potential financial costs to the City of Kamloops and the region more generally
 - Socio-Economic Monitoring Plan
 - Lacks detail, contains measures but does not appear to be tailored to project effects and circumstances
 - There should be elaboration on an independent monitoring program (in addition to adaptive management).
 - Suggest adopting an independent monitoring approach (like IEM for environmental monitoring); EAO notes this idea for future discussions on potential EA conditions
 - Closure Objectives
 - Recommend that closure planning needs to include community-based objectives (e.g., agriculture), link to community image and quality of life
 - Community Benefit Agreement
 - Recognize that the footprint of the Project is outside of the municipal boundary. However, the City's view is a more formal agreement is required between the City and KGHM, not a seat on the proposed Community Liaison Group (CLG). Need to discuss the legal tools for compliance/enforcement (i.e. contract law?)
 - Temporary workforce accommodation
 - The scope of the assessment should include the effects associated with an RV camp, such as potential nuisance to local residents, housing availability and reducing in spaces available to tourists.
 - Local labour pool
 - A better understanding is required re: availability at the time of construction
 - General community image
 - Impacts to recruitment and retention of medical professionals
 - Opportunities for enhancing the image (TRU, tournament capital)
 - Aim is to find a balance between industry and health, education, tourism, etc.
 - Research to support the Socio-Economic Monitoring Program is needed
- 3. Discussion on the Key Themes Identified above and Convergence/Divergence in Views**
- Meeting participants discussed their views on the key themes, and possible options for the proponent and/or EAO to consider.
- Benefits
 - Claude Pierce (PLC) has provided a set of tables that would help to clarify project benefits and taxation.
 - InterGroup confirmed they have received the tables, and are working to populate.
 - Property Values
 - The value being considered is market value as opposed to use value or utility to a specific individual
 - Recommend more work on evaluating effects on property values, with improved information on location of properties relative to 'nuisance' effects
 - Consider providing information on number of properties involved (e.g., number of properties that fall within a modelled noise contour)
 - Clarity is needed on the overlap of nuisance effects.
 - Responses should:

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- ideally be graphic/map based
 - consider multiple stressors
 - be risk based
 - consider adaptive management
- Accuracy of modelling outputs from other VCs (e.g., air, noise) needs to be confirmed first.
- PLC (for EAO) had concerns regarding a property value protection plan/program due to attribution considerations (i.e. many complex factors are related to individual property assessments). The focus for the EA should be on specific nuisance factors as opposed to a blanket program. PLC proposed that the proponent provide more detail regarding the number of properties at risk versus the number/type of nuisances.
- Temporary Workforce and Employment Generation
 - PLC suggests that the Workforce Accommodation Plan should be more advanced at the EA stage
 - City of Kamloops notes that Venture Kamloops completed a Labour Market Study (2015), which identifies potential shortages
 - The Proponent noted that this labour market study was not available at the time that the Application/EIS was being drafted and submitted for screening review
 - TransMountain Pipeline scheduling is important to review, as this could have implications on workforce availability (although certainty of timing of future projects challenging to predict)
 - Impacts to tourist accommodation availability
 - Greater quantitative analysis would help
 - There were discrepancies between sections 2 and 8 related to employment generation, and these are important as many other things flow from that information.
- Closure
 - Recommendation EAO consider looping in MEM, ALC and SSN on discussions that relate to end land use objectives and land use planning and that also overlap with social and economic VCs
- Community Agreement
 - Suggest this needs to be included in the EA, not developed at a later date
 - It was noted that examples of service agreements are included in the EA, such as road use agreement; waste services
 - Suggest that such an agreement should include a broader umbrella process for problem solving
- Air traffic – will there be any effects to flight paths?
 - It was noted that there have been no responses received to date to suggest this would be a concern

4. Action Items

No specific actions were recorded. The WG representatives have supplied comments to EAO as per the day-45 comment deadline. The proponent's consulting team is working to respond to each of them as part of the larger Application review process.