

Project Name	Woodfibre LNG Project	Inspection Status	Final
EA Certificate #	E15-02	Inspection No.	20240035_IR001
Project Status	Certified - construction	Inspection Start	2024-06-18
Inspection Type	Administrative	Trigger	Complaint
UTM	10U 481915E 5501445N		
Project Description	The Woodfibre LNG Project (Project) is a liquefied natural gas export facility with storage capacity of 250,000 cubic metres that would produce up to 2.1 million tonnes per year of liquefied natural gas.		
Location Description	The Project is located on the previous Woodfibre Pulp and Paper Mill site located approximately seven kilometres west-southwest of the urban centre of Squamish, British Columbia.		
Inspection Summary	<p>The following requirement was inspected against:</p> <ol style="list-style-type: none"> Condition 14 with respect to quarterly meetings held by the Certificate Holder, Fortis BC and parties identified in the Condition on cumulative impacts. <p>Additional detail regarding these findings may be found in the sections below.</p> <p>The compliance findings in this report reflect the analysis based on the information obtained during the inspection commenced on the date noted above. These findings can change at any time upon information gathered through future inspections or if new information is obtained by the EAO Compliance and Enforcement Branch (CEB).</p>		
In Attendance	Not applicable		
Certificate Holder	Woodfibre LNG General Partner Inc.		
Mailing Address	900-1185 West Georgia Vancouver, BC V6E 4E6		
Inspecting Officer	Sarah Ellis Compliance & Enforcement Officer		
Record Prepared By:	Sarah Ellis Compliance & Enforcement Officer		
Record Approved By	Christie Lombardi A/Deputy Director, Operations, Compliance and Enforcement		

INSPECTION DETAILS

Requirement 1: Condition 14 of EAC #E15-02 Amendment 3 (Appendix 3)

The Holder must establish a committee to engage [the District of Squamish (DOS)] and its community organizations, no less than once per quarter, and consult with parties identified in this condition, with participation from FortisBC, on issues that impact workforce housing, safety and community services. This must include socio-economic metrics, quarterly reports, and potential cumulative issues arising from concurrent workforce housing interactions between Woodfibre LNG and FortisBC's projects, and to develop or refine responsive mitigation measures.

Inspection Details:

On June 28, 2024, Officer Ellis requested information from the Certificate Holder regarding the establishment of an engagement committee, its members, meetings held, and issues discussed.

In response, on July 4, 2024, the Certificate Holder provided the EAO with documentation related to the establishment of a joint Cumulative Impacts Committee (CI) comprised of representatives from Woodfibre LNG and FortisBC to engage with the DOS and its community organizations to facilitate discussion regarding the cumulative effects on housing, safety, community services, traffic and health services (Appendix 4).

The first meeting of the CI was held May 30, 2024. The Certificate Holder provided EAO CEB with a detailed spreadsheet tracking community organizations invited, representative’s names, contact information, date invitations were sent, attendance, and whether attendance was virtual or in person (Appendix 5). Meeting minutes were also provided by the Certificate Holder in the information request response (Appendix 4). As noted in the meeting minutes, at this meeting it was discussed by the committee that organizations regularly invited to participate will include DOS staff, Squamish RCMP, Vancouver Coastal Health, PearlSpace, and the BC Ministry of Transportation and Infrastructure (Appendix 5). The meeting minutes request feedback from attendees on two action items following the meeting: to confirm contacts for those organizations in attendance; and to identify what additional organizations could be included in future meetings.

Following the CI meeting, the Certificate Holder distributed the Terms of Engagement to the DOS on July 4, 2024 (Appendix 6). This document was not shared with DOS prior to the initial May 30, 2024 meeting.

The documentation provided to EAO CEB during this administrative inspection demonstrates the CI committee has been established and has engaged with the DOS, community groups, and FortisBC as required by Condition 14, Amendment #3. The Certificate Holder also demonstrated that a meeting was held by the CI Committee on May 30, 2024, and communicated to the DOS their plan to hold the next meeting on September 5, 2024 (Appendix 7). However, Condition 14, Amendment #3 requires the Certificate Holder to engage via this committee “no less than once per quarter”. As Amendment #3 was signed on November 1, 2023, a minimum of two meetings should have been held prior to May 30, 2024 (one meeting in Q4 2023 and one meeting in Q1 2024). This confirms non-compliance with the minimum meeting frequency as required by Condition 14, Amendment #3.

Compliance Finding	Out
Enforcement Action	Warning Letter

Actions Required by Certificate Holder and Additional Comments
None at this time.
Enforcement Summary
WOODFIBRE LNG GENERAL PARTNER INC. IS NOT COMPLIANT WITH CONDITION #14, AMENDMENT #3 OF EAC# E15-02. SEE APPENDIX 5 FOR A LETTER OF WARNING FOR THE NON-COMPLIANCE. SEE REQUIREMENT #1 FOR FURTHER INFORMATION.
THE EAO CEB MAY INSPECT TO DETERMINE IF THE WOODFIBRE LNG PROJECT HAS BEEN BROUGHT BACK INTO COMPLIANCE WITH THESE REQUIREMENTS. CONTINUED NON-COMPLIANCE WITH THESE REQUIREMENTS MAY RESULT IN ADDITIONAL ENFORCEMENT UNDER THE ENVIRONMENTAL ASSESSMENT ACT (2018).
Regulatory Considerations



None at this time.	
Inspection Record Version Dates	
Date Preliminary n/a	
Date Finalized 2024-08-19	
Appendices:	
<p>Appendix 1: Environmental Assessment Certificate # E15-02</p> <p>Appendix 2: Environmental Assessment Certificate # E15-02 Table of Conditions</p> <p>Appendix 3: Amendment #3 to Environmental Assessment Certificate # E15-02</p> <p>Appendix 4: Woodfibre LNG Cumulative Impacts Committee Meeting Notes, May 30, 2024</p> <p>Appendix 5: Woodfibre LNG Cumulative Impacts Committee Invitees</p> <p>Appendix 6: Woodfibre LNG Cumulative Impacts Committee Terms of Engagement</p> <p>Appendix 7: Email sent to DOS July 31, 2024</p> <p>Appendix 8: Warning Letter 20240035_WN001</p>	
Environmental Assessment Office - Compliance & Enforcement Branch	
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