



Memorandum

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To Gambier Island Local Trust Committee

From Aleksandra Brzozowski
Island Planner, Northern Office

Re Howe Sound Industrial Applications - Updates

This memorandum is to provide information to the Gambier Local Trust Committee (LTC) on matters pertaining to the draft Application Information Requirements (dAIR) for the BURNCO Aggregates Project, the dAIR for Woodfibre LNG, and the response procedures required by the LTC for these and other projects proposed in the Howe Sound.

BURNCO Aggregates Project

On August 13, 2014, planning staff received an email from the Environmental Assessment Office (EAO) informing the BURNCO project Working Group that changes had been made to the BURNCO Project Description. The letter from BURNO applicant is attached to this memo (Attachment 1). The EAO reported that the changes would result in some modifications to modelling and the study area boundaries but would not change the information required as part of the Application Information Requirements.

On September 9, 2014, a final draft of the Application Information Requirements /Environmental Impact Statement Guidelines (AIR/EIS Guidelines) was sent out to the Working Group. The BC EAO and the Canadian Environmental Assessment Agency plan to finalize and issue the AIR/EIS Guidelines to the proponent shortly, and the Proponent plans to submit an application for an Environmental Assessment Certificate / Environmental Impact Statement before the end of the year.

Woodfibre Liquefied Natural Gas (LNG) Facility

Following up on Trust Council's request for the Executive Committee to monitor and consider directing activities related to the environmental assessment (EA) process for the Woodfibre LNG project, the Executive Committee considered on August 26, 2014 a staff report regarding Islands Trust participation in the Woodfibre LNG working Group (Attachment 2). Executive Committee resolved to assign Clare Frater, Trust Policy Analyst, to the LNG Working Group. Clare Frater, as Trust Area Services staff, will focus predominantly on the issue of tanker traffic through the Howe Sound. Staff has received Terms of Reference for the Working Group, which includes keeping working group information confidential.

The project is undergoing a provincial and a federal environmental assessment (EA) led by the BC Environmental Assessment Office (EAO). It is currently still finalizing the requirements for the Application Information requirements. For a timeline of the Working Group Process, please see Attachment 3.

It is expected that comments pertaining to matters other than tanker traffic will still be addressed to the LTC by neighbouring communities such as the Sunshine Coast Regional District. For those matters, LPS planning staff will work with the LTC to prepare responses to such requests and referrals.

Response and Advocacy regarding the Howe Sound Industrial Projects

At the May 22, 2014 meeting, the LTC requested Staff to prepare a summary of the response processes the Islands Trust are employing to address the various applications being proposed in the Howe Sound.

Project	Location/Jurisdiction of project	IT Staff Assigned?	Formal Processes Occuring? Run by whom?	Timeline of Project
BURNCO Aggregate Project at McNab Creek	Project occurs in the Gambier Local Trust Area, but outside the zoned plan areas	Aleksandra Brzozowski, Island Planner	Provincial Environmental Assessment, run by the BC Environmental Assessment Office. Rezoning Application, administered by the Sunshine Coast Regional District.	<i>Completed (2013):</i> Comments on the draft Value Components. <i>Completed (2013):</i> Comments on two drafts of the Application Information Requirements (dAIR). <i>Next Steps:</i> Evaluation of Application and Comments on Application
Woodfibre LNG	Project occurs outside the Gambier Local Trust Area, but tanker traffic will go through waters in the Gambier Local Trust Area.	Clare Frater, Policy Advisor (Trust Area Services)	Federal and Provincial Assessment, with provincial assessment substituting for federal assessment. Process run by the BC Environmental Assessment Office. Rezoning Application with the Sunshine Coast Regional District.	<i>Completed (2014):</i> Comments on the draft Value Components. <i>Current Steps:</i> Comments on draft of the Application Information Requirements (dAIR). <i>Next Steps:</i> Evaluation of Application and Comments on Application
Gambier Woodlots W2068 & W2069	Project occurs within the Gambier Island Plan Area, but on Crown land where forestry cannot be regulated by the LTC. The Ministry of Forests Lands and Natural Resource Operations (FLNRO) is the regulatory agency for forestry activities on these lands.	Aleksandra Brzozowski, Island Planner	FLNRO's Community Woodlot License process, including agency referral to Islands Trust.	<i>Incomplete (2003 - 2008):</i> Agency referral with Islands Trust regarding the draft woodlot boundaries. <i>Completed (2011):</i> Agency referral with Islands Trust regarding the completed woodlot boundaries. <i>Next Steps:</i> Agency referral for the woodlot management plans to come.
Potential Port Mellon Incinerator	Project occurs outside the Gambier Local Trust Area, but air quality issues encroach into the LTA.	Aleksandra Brzozowski, Island Planner	None as of yet. Site selection process will likely be managed by Metro Vancouver. If Port Mellon is the site chosen, the SCRCD will likely require a rezoning.	<i>Completed (2014):</i> Comments sent to SCRCD upon request. <i>Completed (2014):</i> Advocacy to Metro Vancouver. <i>Next Steps:</i> Monitor situation.
Sinking of the Annapolis	Project occurs in unzoned waters not under the authority of the Islands Trust (provincial marine park) but regarding Trust Policy Statement items.	Clare Frater, Policy/ Advocacy Advisor (Trust Area Services)	No formal process.	<i>Completed (2012-2013):</i> Multiple Advocacy Letters <i>Next Steps:</i> Monitor situation.

Attachments:

1. Letter from BURNCO to Environmental Assessment Office dated August 5, 2014
2. Executive Committee Request for Decision – Participation in Woodfibre LNG Environmental Assessment Working Group
3. Environmental Assessment Working Group Roadmap – prepared by Environmental Assessment Office