

MEETING DETAILS	Woodfibre LNG Project - Community Consultation, February 2014 Squamish Small Group Meeting February 6, 2014, 1:00 p.m. – 3:00 p.m. Executive Suites Hotel & Resort Clubhouse Squamish, B.C.
------------------------	--

PURPOSE	Notes from a Small Group Meeting for the Woodfibre LNG Engagement held on February 6, 2014 at the Executive Suites Hotel & Resort Clubhouse, Squamish, B.C.
FACILITATOR	Judy Kirk, Kirk & Co. Consulting Ltd.
MEETING RECORDER	Kai-lani Rutland, Kirk & Co. Consulting Ltd.
PRESENTER	Byng Giraud, Vice President, Corporate Affairs, Woodfibre LNG
ATTENDEES	<p>April Wilson, Training Innovations Auli Parviainen, Sustainable Action Consulting Inc Chris Pettingill Chris Joseph Dale Surette, Training Innovations Delena Angrignon, Tantrum Sales Group Inc. Dorothy Wikkerink Eilene Daney, Training Innovations Ellery Zeller, Training Innovations Gary Lokken, Training Innovations George McLeod Gerrie Goodwin Gwen L'Hirondelle Jared Sissons Jasmine Henczel John French, Pique Newsmagazine Jorge Cabrera, Training Innovations Leilani Finch Mark Goodwin Melissa VonBloedau, Training Innovations Rob Ashton, First, President, ILWU Canada Rochelle Brubacher Ron Anderson, President, Squamish Terminals Sharon Gosnell Sherman Cutler, Training Innovations Spencer MacGillivray, Textsmith Editing: Proofreading Star Morris Toby Foord-Kelcey Tracey Saxby Wendy Randall</p>
PROJECT TEAM ATTENDEES	<p>AG Gelotti, President, Woodfibre LNG Byng Giraud, Vice President, Corporate Affairs, Woodfibre LNG Alex Brigden, Project Director, Woodfibre LNG Marian Ngo, Manager, Communications and External Relations, Woodfibre LNG Calum McClure, Liquiline Reece Fowler, Golder Associates Gord Addison, Innovative Research</p>

MEETING DETAILS	Woodfibre LNG Project - Community Consultation, February 2014 Squamish Small Group Meeting February 6, 2014, 1:00 p.m. – 3:00 p.m. Executive Suites Hotel & Resort Clubhouse Squamish, B.C.
------------------------	--

	Dave Bennett, Director, External Relations, FortisBC Megan Harris, Capital Projects Consultation and Communications, BC Hydro
AGENDA	1. Welcome and Review Agenda 2. Discussion Guide 3. Closing Remarks

KEY THEMES

- Some participants requested additional details about current remediation efforts at the Woodfibre site.
- Some participants requested that Woodfibre LNG provide a detailed and comprehensive emergency response plan.
- Some participants were interested to know more about Woodfibre LNG’s plans to prevent, minimize, or mitigate air quality impacts and greenhouse gas emissions.
- Some participants expressed concern that the Woodfibre LNG Project would negatively impact the local tourism industry and requested Woodfibre LNG undertake a tourism impact study.
- Some participants were concerned about whether or not Woodfibre LNG would hire local residents to construct and operate the Woodfibre LNG Project.
- Some participants requested Woodfibre LNG undertake a socio-economic study to properly understand to what extent the Project would affect the community.

The record notes that the meeting was called to order at 1:03 pm.

(Abbreviations will be used and mean – Q: Question, A: Answer, C: Comment)

1. WELCOME AND REVIEW OF AGENDA
--

Judy Kirk welcomed participants and explained the format of the meeting. Judy informed participants that the meeting was being recorded for accuracy and that questions and comments would be attributed to participants in the meeting notes.

2. DISCUSSION GUIDE

- C: Gary: I was resident engineer with Woodfibre for 28 years, so I’d like to pass on as much information as I can.
- Q: Judy Kirk: Did you live on site?
- A: Gary: Yes, for 15 years.
- C: Byng Giraud: We are going to walk through the document. On page 2, community consultation is what we are doing here. This is a consultation process that we have initiated by ourselves, this is not part of the regulatory process. We are in the early stages of the Project before we have selected our engineering and technology, and we are here to figure out the priority issues to focus

MEETING DETAILS	Woodfibre LNG Project - Community Consultation, February 2014 Squamish Small Group Meeting February 6, 2014, 1:00 p.m. – 3:00 p.m. Executive Suites Hotel & Resort Clubhouse Squamish, B.C.
------------------------	--

more or less on. Those worried about this being their one and only chance to give feedback, do not worry, as there are multiple rounds of consultation, including with the government as part of the environmental assessment (EA), including leading up to the EA and during the EA process. There are many opportunities to give us your feedback.

C: *Judy Kirk:* In the event we had the leave this room, it would be out of those doors or this door here.

The record notes that the fire alarm sounded at this point, and all evacuated the room temporarily

C: *Judy Kirk:* If we could settle as soon as possible. Thank you for your patience. Back to you, Byng.

C: *Byng Giraud:* Let's jump to page 2. What is the Project? It is a small scale LNG export facility located on the old Woodfibre site, about 7 km from Squamish and within Squamish city limits. It has an existing pipeline that passes through the property, existing transmission lines, a deep water port, it's zoned for industrial employment use within the municipality and the official community plan. What is going on with site now? Remediation, these are the five things under way: cleanup of the site; Alex and team are choosing the best technology and engineering for the site; securing gas supply from FortisBC; we have obtained an export license from the federal government to export the 2.1 million tonnes we are talking about; and are beginning the EA process. We received a letter on Friday from the federal government notifying us that the pre-application process for EA can begin.

Q: *Gwen L'Hirondelle:* What is a brownfield site?

A: *Byng Giraud:* Yes, sure, we lapse in to jargon all the time. It means that the site has already had something there already, there was an industrial disturbance.

Q: *Delena Angrignon:* How long is the EA process?

A: *Byng Giraud:* What we have done is basically the provincial and federal government let us know that we do have to go ahead with an EA process. Next steps are that the government will define initial scope of the EA then we set up working groups with the community, First Nations and regulators which determine the valued components – certain things they will want us to emphasize – key values of the community. This will lead to document of prescription of what they will want of the EA application before we go ahead, called Application Information Requirements. There is public consultation about that document. Once we have that, we can write our application, then when we file that, and we are many months away from that, then we are in the process of about a year for the official EA process until the Ministers make an official decision, perhaps summer 2015.

C: *Judy Kirk:* In case all of you haven't followed that, the simple answer to your question Delena is that the regulators decide how long. They are the ones that determine, both federally and provincially, how long they will allocate for the EA review period. You should be watching the websites of the Canadian Environmental Assessment Agency and the British Columbia Environmental Assessment Office (EAO) – those are the website that are the information centres for both the federal and provincial regulators.

MEETING DETAILS	Woodfibre LNG Project - Community Consultation, February 2014 Squamish Small Group Meeting February 6, 2014, 1:00 p.m. – 3:00 p.m. Executive Suites Hotel & Resort Clubhouse Squamish, B.C.
------------------------	--

- Q: *Tracey Saxby:* The timeline that you have on page 8?
- A: *Byng Giraud:* It is our timeline, it is speculative. The regulators will tell us what we can do.
- C: *Judy Kirk:* And hence, the anticipated word there. The regulators determine the time frames.
- Q: *Jorge Cabrera:* Has the Woodfibre property been bought by this company? Who owns this company?
- C: *Judy Kirk:* So for clarification from Jorge, has this company bought the Woodfibre site?
- A: *Byng Giraud:* Last January, we entered into an agreement with Western Forest Products, for \$25 million we are purchasing the site. We don't own it quite yet, we put some subjects on the sale. One of the subjects is that they must give us a Certificate of Compliance from the Ministry of Environment that they have done the remediation we paid for. We thought it was best to pay them to do the remediation because they knew the site. When that is done and the Certificate of Compliance is in hand, the last subjects will be off, we will make our final payment, than we will own the property. Sometime in 2014, we expect the sale to be complete. We are a Canadian company, incorporated in this province, but owned by a woman by the name of Imelda Tanoto. She is part of a family based in Singapore that is involved in a bunch of different types of industries in the oil and gas sector and this is their first venture in North America.
- C: *Judy Kirk:* Any other questions or comments before we move forward? You can carry on, Byng.
- C: *Byng Giraud:* Page 4, the picture at the bottom of the page is what the site looks like today, that is what is there right now. It is mostly concrete, looks like a parking lot. This is what you would call a brownfield site. What we are doing is remediating the site, paying Western Forest Products and an environmental specialty group called Keystone to remediate the site – clean it up. There are four landfills that have to be closed and capped, there are substantial hydro carbons and other things in the soils, so those things need to be capped. One landfill has asbestos. This site was active for 100 years as a pulp/saw mill, so over that time, a lot of debris was dumped off shore, particularly wood chips and wood debris. The debris has caused there to be no life on the shore, it was covered up by this debris. We have paid Western Forest Products to dredge this area and put it in one of the landfills. We're hoping to resume sea life. Also there is a salmon-bearing creek right down the middle there; you wouldn't be able to do that today. A lot of things on site we plan to remediate. Once the facility is built, we hope to deal with some of the visual impacts. s
- C: *Judy Kirk:* Any questions or comments on the remediation efforts?
- Q: *Tracey Saxby:* I would like some clarification on what exactly is being done. You say that WFP may be removing soil or capping landfills, but what in addition, what exactly is being done?
- A: *Byng Giraud:* So this is a fairly short summary, but to get in to some of the details, landfills will closed and capped.
- Q: *Tracey Saxby:* So anything that is contaminated will stay on the land?
- A: *Byng Giraud:* They are seeking to get a Certificate of Compliance from the Ministry of Environment. So if there was something to leech or add additional contamination, it would have to be dealt with. Normal way of dealing with landfills in this province is that they cap them, put soil and replant on top. One of the landfills has ground water issue. There is a ground water treatment facility on site operating right now and we would have to assume the ownership of that water treatment facility

MEETING DETAILS	Woodfibre LNG Project - Community Consultation, February 2014 Squamish Small Group Meeting February 6, 2014, 1:00 p.m. – 3:00 p.m. Executive Suites Hotel & Resort Clubhouse Squamish, B.C.
------------------------	--

and if we couldn't prevent that from continuing to happen we would have to operate the ground water treatment facility in perpetuity. With regards to the soils, some are capped but some with hydro carbons they are being dug up and remediated. The dredging, we actually just dredged it all up and put it in a landfill. Some of that is still drying out. A bunch of things still going on. When this is done, this will not be a clean site. This site will never not be an industrial site because of what was done in the past. You couldn't build residences here or grow food. You could build another industrial site, but these are the rules and regulations for contaminated sites in the province.

- C: *Judy Kirk*: Okay Tracey, one more question on this, and then I am going to move this along, but I am going to ask that if you would like more information on the remediation perhaps we can answer that after we have gone through the booklet and get you a source for more information.
- Q: *Tracy Saxby*: What is the possibility of the remediation moving forward and how can we say that this is a requirement moving forward, who controls that?
- A: *Judy Kirk*: The Ministry of Environment.
- A: *Byng Giraud*: That is a good question, there are things we want to do because we think it is good for us to integrate ourselves with the community but also because of EA. When you go through an EA it comes with a long list of conditions and they are based on the EA and what the community says. We have talked to some of the tourist operators in the area and if they are concerned with the visual impacts of the project we want to take that in to consideration. That could be a condition of the EA. If community says we want it, it could be a condition of the EA – we must do this, this and this.
- Q: *Tracy Saxby*: So it would be the Ministry of Environment, the District of Squamish doesn't have a say in this?
- C: *Judy Kirk*: No, that is not true and I just want to do quick dive in to the process. Quite aside from Byng, not speaking on behalf of the project, our experience in EAs is that the province and federal government will weigh in terms of what they expect, Tracy, the overall studies and assessments including remediation to be. If you or others are very interested in this, we are hearing you on this and it will be noted in this meeting for sure. I would also add that under additional comments, because you won't see a question on that in here, please put that in there. The responsible agencies are the federal and provincial regulators.
- A: *Byng Giraud*: Because we are actually in the municipality, the community, the Working Group I spoke about that has to be set up, will include First Nations, community members and regulators. The community and municipality will play a part in this, they are intricately involved.
- Q: *Delena Angrignon*: Of the LNG people here, have you done his type of project before and where?
- C: *Judy Kirk*: So why don't we start with you, AG? Have you done this type of project before, and if so, where?
- A: *AG Gelotti*: No, we not have done this kind of project before. The process of building a liquefaction facility on floating barge – this will be one of the first. The process that will actually be placed on the barge is proven technology which has been around for many years with lots of testing and proven operational experience behind it. We are not creating something new that has never existed before. It is just a different application of technology that has been used before.

MEETING DETAILS	Woodfibre LNG Project - Community Consultation, February 2014 Squamish Small Group Meeting February 6, 2014, 1:00 p.m. – 3:00 p.m. Executive Suites Hotel & Resort Clubhouse Squamish, B.C.
------------------------	--

- Q: *Jared Sissons:* I am on the Squamish Tourism Board. I have a strong tourism footprint and I want to talk about the visual impacts of the plant. Is there an outline of the plant that we can look at? With the new gondola going up, it is probably the biggest tourist attraction that Squamish has ever had and they have invested \$23 million and the sight line for the gondola is right at the plant. Most of the tourism professionals in the community are wondering what the visual impact will be?
- C: *Judy Kirk:* So Byng, before you start I am going to ask Reece to explain the scope of studies that you will be required to undertake.
- A: *Reece Fowler:* Specifically in terms of visual impact assessment, for the EA, the process we go through to start one is collect baseline photography of the area – going along the Sea-to-Sky corridor and taking photos based on a on prescribed approach (location, height off ground, camera lens). We collect series of photographs to get a picture of what is there now, so we can understand what is there in terms of site and environment. Part of that process is to understand the gondola and how that influences where the view corridors may be. Last year, we began the collections of that photography, this was before gondola was available for use. This year will be good timing for additional photography. We have collected and number of baseline photographs this year with leaves on trees. We’re aiming to go out again this winter to get an idea of this without leaves on trees. This is the first stage. Next stage is getting an understanding of what the final design will be; the dimensions, location and colour of the structures in terms of introducing colours to the structures to harmonize into surrounding area. You will notice that the cover shot, this is an early rendering, an idealized version of what one of the options may look like. We will be producing these sorts of images to compare what is proposed and the visual impacts on the corridor.
- Q: *Judy Kirk:* I would assume that the regulators determine whether your plan is sufficient or not?
- A: *Reece Fowler:* Yes, and as part of the working group. There will be a process of discussion about what those viewing corridors will be. Obviously at present time, we are in early stage of the collection process. We’ve taken photographs based on where we believe some sensitive corridors may be and we have taken a large amount of images so far. It is part of that working group and it is that process that will help us to go through and finalize the specific viewing corridors that would require assessment as part of the EA.
- C: *Ellery Zeller:* I guess it is safe to say that it will definitely be an improvement of what is there now.
- A: *Byng Giraud:* I don’t want to say who I have specifically had conversations with, but I have had conversations with tourist operators, we have had these conversation on a specific level and so far with what we have presented to them, we have received some positive response. If you compare the left hand side of the page, what is there now, to the right side of the page and what is proposed. We have started those conversations with tourist operators, some have visited the site and we have received suggestions.
- Q: *Jasmine Henczel:* Just a question regarding the photographs, so say you are taking photos based on different angles, are you taking in to consideration what any smoke stacks or any humidity rising and obviously that would be outside of scope of the picture that you are seeing currently.
- A: *Reece Fowler:* This is part of project itself. Last year we did take more than one set of photographs for the baseline photos to get an understanding of the different conditions. We understand they aren’t always the same, winter for example is rainy and cloudy conditions and that may change the view compared to a sunny day such as this. We do insist on getting a range of those photographs to

MEETING DETAILS	Woodfibre LNG Project - Community Consultation, February 2014 Squamish Small Group Meeting February 6, 2014, 1:00 p.m. – 3:00 p.m. Executive Suites Hotel & Resort Clubhouse Squamish, B.C.
------------------------	--

- get a better understanding of what the environment might be throughout the year. We try to anticipate the worst case scenario; on a sunny day you could see more.
- Q: *Judy Kirk:* Reece, will you also be looking at what Jasmine is talking about, the emissions from the site? Will you also be taking that in to consideration?
- A: *Reece Fowler:* Yes, any emissions that are coming from the site may have an influence on creating cloud layers or anything of that nature and that will be incorporated into part of the proposed design.
- C: *Judy Kirk:* I am going to ask people to hold their questions just for a few moments while Byng goes over page 5 so that everyone understands the key elements of the project.
- C: *Byng Giraud:* These seven components are the main pieces and parts of this project, there is: a gas metering station; pre-treatment system, essential we take some of the things in the gas, out of it – for example the smell in gas is artificially put in by FortisBC for your protection - we remove those; a jetty to the vessel; the liquefaction plant – this what takes the gas and makes it cold; a permanently moored floating storage system; a marine terminal and transfer facility (to transfer LNG to freighter); and supporting infrastructure. There is some existing infrastructure on site that will be used. There is an existing sewage treatment plant on site that we will continue to operate.
- C: *Judy Kirk:* Any questions or comments?
- Q: *Mark Goodwin:* What is your marine traffic flow like, how many vessels are we going to see?
- A: *Byng Giraud:* You will see three to four a month. This is based on a fixed amount of gas. Less than 40 per year.
- C: *AG Gelotti:* Let me just add to that. Talking with the BC Coast Pilots, the ship, from the time it enters Howe Sound, will be able to transit the sound in two hours. The loading time at the berth, the ship will be there for approximately 24 hours, then it is off and gone. It is a very short time that the ship will actually be visible or be sitting at the berth and only three to four per month.
- Q: *Mark Goodwin:* If this plant is approved and successful with the expanding markets, are there any plans to expand the plant?
- A: *AG Gelotti:* The current capacity of the plant that has been approved by the government is equivalent to 2.1 million tonnes per year of LNG, about 300 million cubic feet of natural gas per day. What determines that size, is the maximum capacity of what the pipeline can deliver to site. That is the maximum, beyond that we are not able to expand.
- Q: *Auli Parviainen:* Last year when we met with you, Byng, and the vice-president, there was actually an estimate that it would be one ship every 19 days, so now this has already significantly increased. When we were talking about the volumes at that time, the conversation was about how much gas FortisBC could deliver to the site and since then the pipeline capacity has been expanded. My question is, that has already transpired, to say the export license is for a certain amount, when first approval comes in, what is not to say you can't go for that expansion. How firm are these numbers and what insurances are you giving? What is your financial model based on?
- A: *Byng Giraud:* When we met with you, we had the property for maybe 6 months. Things have changed since then. We were in early engagement, telling you what we knew at the time.

MEETING DETAILS	Woodfibre LNG Project - Community Consultation, February 2014 Squamish Small Group Meeting February 6, 2014, 1:00 p.m. – 3:00 p.m. Executive Suites Hotel & Resort Clubhouse Squamish, B.C.
------------------------	--

- Q: *Judy Kirk:* Are you an individual or do you represent an organization?
- A: *Auli Parviainen:* That meeting was with the Squamish Chamber of Commerce.
- A: *Byng Giraud:* And it was very early and shows our commitment. Things have changed since then. What we are proposing right now, since then we do actually have our export license. What we are allowed to export is in that license. We do have a bottleneck now. We have asked FortisBC how much they can give us, and now we have a bottleneck. So without an additional export license and the removal of the bottleneck, this is what we have on the table.
- Q: *Auli Parviainen:* So the new 20 inch pipeline, that is the maximum capacity?
- A: *David Bennett:* Yes, that is the capacity of the expansion. The pipeline goes through the Coquitlam water shed and that is really a bottleneck, we need to determine how much gas we can get through and determining how we can do that. So that is why we have designed it for that size, the expansion.
- Q: *Judy Kirk:* Auli, to your point, I think what you are saying is, correct me if I am wrong, is you understand what these gentlemen have just said – the gas capacity is what has been provided. But I think your further question is, what if FortisBC built another pipeline or further expanded it, would the company apply for more? That is embedded in your question, am I right?
- Q: *Auli Parviainen:* Yes it is, and I am a little bit confused because the conversation in the past was, and I know this was very initial, but that the capacity being used would be the existing 12 inch pipeline. Is it a 12 inch pipeline?
- A: *David Bennett:* Yes, it is a 12 inch line part way and then it is a 10 inch line beyond that. I believe that they have always known that the 10 inch line is not sufficient to build a liquefaction plant around, there is not enough capacity. We have been spending some time around getting clear idea about how much we could deliver to them, they didn't have a clear idea at first how much we could provide to them. They knew we were going to have to do something, but they didn't know what that would be, that is a bit clearer to them now what we can deliver.
- Q: *Auli Parviainen:* So the expanded capacity, the intent is to use the expanded capacity, the 20 inch, and the existing one that is coming, is there extra capacity in that one that could be used for more?
- A: *David Bennett:* No, the expansion we are putting in now, we are going through the EA process now, it could be a 24 inch line or somewhere in that range. We haven't decided on the exact diameter of the pipe, but that will go through that process and that will be the capacity for the line. And any further expansion, and that is where you were going to, would require that we go through another EA process. If something were to change in future we would be back doing the same thing, applying for permits. We couldn't increase flow without going through an EA process.
- C: *Judy Kirk:* But I would ask that if that is an interest or a concern, that under the additional comments or to the regulators, that is something you would want to make note of – both here and with the regulators.
- Q: *Sherman Cutler:* What is the benefit or advantage of have a floating barge versus a ground-based plant?
- A: *Alex Brigden:* For us, what is very important is the quality and the integrity of the construction of the plant. A floating plant allows us to construct the facility in a construction yard that is designed to build this. We are able to control the quality and to test the facility before we bring the facility here to Woodfibre.

MEETING DETAILS	Woodfibre LNG Project - Community Consultation, February 2014 Squamish Small Group Meeting February 6, 2014, 1:00 p.m. – 3:00 p.m. Executive Suites Hotel & Resort Clubhouse Squamish, B.C.
------------------------	--

- Q: *John French:* Just taking that question one step further, are there tax benefits –
- Q: *Judy Kirk:* John, are you with the media?
- A: *John French:* Yes.
- Q: *Judy Kirk:* Are you reporting? Is this a question as a journalist?
- A: *John French:* Yes.
- C: *Judy Kirk:* Then you know what, I would ask you to hold that –
- C: *John French:* Okay then, it is not a question as a journalist. I am here as a citizen.
- C: *Judy Kirk:* Okay, fair enough. I was just thinking in fairness to the rest of the group. Go ahead.
- Q: *John French:* Are there tax benefits or implications between a land option and a floating option? And context to that, land is very clear it is in the District of Squamish within municipal boundaries. Water, as far as I understand, is not so clear because there are provincial, federal boundaries. Are there tax benefits to going on to the water?
- A: *Byng Giraud:* This is a good question. We are in the middle of those conversations. Essentially we don't know, regardless of which way we go, what the tax will be. Partially because the B.C. Assessment Authority will have to assess these facilities, it is not something they have done in the past. We don't know what the mill rate for this facility is. There is still a lot of conversation that has to be had, regardless of what this is. Even if a significant portion of the facility is on the water and it wasn't assessed, this is a very large project and whatever is left on land this is still a substantial contributor to the tax base in this community. With that being said, in regards to the conversation I just had yesterday, the municipality doesn't think that is necessarily the case, and think they are still entitled to what is off shore. I don't have an easy answer, but what I do know, regardless of which way we go, we will not be a small tax payer in this town.
- Q: *Jasmine Henczel:* In regards to it being floating facility, is there an emergency preparedness scenario for worst case scenario? We don't have a proper coast guard in Squamish and fire base is all volunteer-based and very small.
- A: *Alex Brigden:* Good question, as part of a number of studies which are required by the Oil and Gas Commission, we have to answer those specific questions and satisfy the regulators that we addressed any concerns. At the moment, those studies have not been undertaken yet, but once undertaken, we will be very clear in our emergency response plan and that will be available for comment.
- Q: *Jasmine Henczel:* At so at this point, is there any emergency plan in place or has this been looked at all?
- A: *Alex Brigden:* No, we haven't started those studies.
- Q: *Jasmine Henczel:* So essentially we have a large facility coming to Squamish that has not looked at all at the worst case scenario.
- A: *Alex Brigden:* Can I be clear on that, we have to address the requirements of the regulatory authorities which are very strict in assessing our emergency response plan. It is not that we are able to bring a facility without it being assessed, we can't start the project until we have addressed those requirements to the satisfaction of the regulatory authority.
- Q: *Judy Kirk:* So it doesn't move forward until you have a complete and approved emergency response plan?
- A: *Alex Brigden:* Yes.

MEETING DETAILS	Woodfibre LNG Project - Community Consultation, February 2014 Squamish Small Group Meeting February 6, 2014, 1:00 p.m. – 3:00 p.m. Executive Suites Hotel & Resort Clubhouse Squamish, B.C.
------------------------	--

- Q: *Leilani Finch:* Would Woodfibre LNG be responsible for clean up? Even if it were to be at the plant or somewhere else in Howe Sound?
- C: *Judy Kirk:* So I just want to make sure we get the question right for the record. I think what you are saying is, and correct me if I am wrong, wherever there was a spill or something like that, would Woodfibre LNG be liable or responsible for that?
- C: *Leilani Finch:* Yes.
- A: *AG Gelotti:* All of the LNG projects I have been associated with, each party along the supply chain have certain obligations to provide insurance or credit support behind any liability they hold. The contracts between the parties will define exactly who has title to the LNG, to the ship, to the facility, it will also define who has liability during loading and transport of cargo, the actual liability in response, will transfer from one party to another. The transporter who owns the ship and operates the ship will cover their part of the operation, the buyer/shipper/purchaser of the LNG will have requirements to hold certain amounts of insurance to cover any liability they have and Woodfibre LNG as the producer and seller will have certain amounts of insurance to cover the liability they hold. During any kind of incident there is always investigation of who is at all fault for that particular incident. From Woodfibre's perspective, we have every incentive to want to keep the facility as safe as possible to avoid the chances of any incident. If there is an incident it is also in our best interest to have that sorted and settled.
- Q: *Leilani Finch:* Who would be directly responsible for making sure that the environmental codes are being followed and would there be someone to follow up and check on that? And who would that body be?
- Q: *Judy Kirk:* So who is responsible for ensuring compliance with environmental conditions and who would do the monitoring?
- C: *Leilani Finch:* Yes.
- A: *Reece Fowler:* In summary, the regulators, so the province and the federal government. The province would likely take on that role, as police officer so to speak, to ensure that what is being proposed within the EA and the design is adhered to. There is monitoring post and during construction and operation as part of that same environmental process.
- A: *Alex Brigden:* There is combination of federal and provincial regulators that monitor during construction and operation. Shipping comes under Transport Canada and operations under the provincial Oil and Gas Commission.
- Q: *Leilani Finch:* Would there be a spill response team in place? Trained and equipped to be able to respond to something like that?
- A: *Alex Brigden:* This is a standard requirement in the industry and the regulatory requirement for certain facilities and personnel available to be able to support. Indeed we will follow those requirements.
- Q: *Judy Kirk:* So the answer was yes to that?
- A: *Alex Brigden:* Yes.
- Q: *Auli Parviainen:* Do you have bonding requirements, does the government require this? Same thing, for offshore oil drilling, typically in this case with bonding requirements, in case of a spill.
- Q: *Judy Kirk:* So are there bonding requirements?

MEETING DETAILS	Woodfibre LNG Project - Community Consultation, February 2014 Squamish Small Group Meeting February 6, 2014, 1:00 p.m. – 3:00 p.m. Executive Suites Hotel & Resort Clubhouse Squamish, B.C.
------------------------	--

- A: *Byng Giraud:* The regulation to what sort of bonding requirements will be required, but are not in place yet. But typically, in other types of industrial projects the project has some type of bonding requirements imposed by the provincial government.
- A: *Alex Brigden:* Can I add something? Because we are talking a lot about spill, clean up, normally that is related to oil products – oil tankers and crude oil transportation. LNG is non-toxic and does not leave any residue or pollution. So the equipment and facilities you are referring to, they are required, but normally related to oil terminals and oil shipping.
- Q: *Jared Sissons:* Was there an environmental study done on the floating barge concept as opposed to a land based concept – why one or the other?
- A: *Byng Giraud:* There has been no EA done yet on either option because we are not allowed to go in to the EA with a range, we have to decide as part of this process on one before the EA. Talking to the community and in the working groups, we will have to settle on an option and that’s what the government is going to assess. Right now we are trying to settle the option, then we will file a formal application.
- Q: *Jared Sissons:* Is there a report or anything that helps you to reduce your carbon footprint and how will you offset your carbon footprint in the community? If there is going to be emissions what will Woodfibre LNG be doing to offset that carbon emission?
- A: *Reece Fowler:* As part of EA in terms of the air quality and greenhouse gases and climate change component of the EA, that study/assessment will be included. It hasn’t begun yet because we are still at such an early stage in the process. There are a number of components of the scheme that have not yet been decided yet in terms of what types of machinery – in terms of floating or land-based – those decisions will have an influence on how the EA is undertaken.
- Q: *Tracey Saxby:* I have a question about emissions. It says that “the water vapour and carbon dioxide will be removed and then disposed of according to environmental regulations”. What exactly does that mean? Does this mean steam coming up? How will exactly are you going to remove the water vapour and CO₂?
- A: *Alex Brigden:* There are number of different technologies we are studying to apply to remove – as part of the pre-treatment of the gas – the disposal of those removed components in accordance to the regulation. We have not selected this technology yet. The feedback we get from you as the community on what you would prefer to see will help us decide what technologies to use.
- Q: *Tracey Saxby:* So what technologies are currently available?
- A: *Alex Brigden:* There are technologies such as incinerating some of the removed components, technologies for removing in a physical manner off site, number of different technologies. I want to be very clear that we have to comply with the regulations.
- C: *Judy Kirk:* I am going to assume that because this is early in the process, again make sure that I am correct here, that the plan with respect to that disposal will come in to the EA process and you will have an opportunity to see that and comment on it, as part of the environmental impact statement. So Tracey for your interest, I just you to know that that kind of plan has to be in the environmental impact statement for you to have a look at in the process.
- Q: *Tracey Saxby:* One thing that was brought up at the other meeting was the fact that there may be residual mercury in the gas that FortisBC is delivering, how will you dispose of the mercury?
- A: *Alex Brigden:* At the moment, it is the same answer.

MEETING DETAILS	Woodfibre LNG Project - Community Consultation, February 2014 Squamish Small Group Meeting February 6, 2014, 1:00 p.m. – 3:00 p.m. Executive Suites Hotel & Resort Clubhouse Squamish, B.C.
-----------------	--

- Q: *Chris Joseph:* I am interested in greenhouse gas emissions. We are in a province that has great policies compared to other jurisdictions. This Project and the pipeline extraction as well, will release greenhouse gas emissions. I am curious about, how will the EA be done in a way that looks at greenhouse gas emissions, in a way that gives it fair attention? Environmental assessments typical assess the impact and its significance. In the case of greenhouse gas emissions we have thresholds – 300 parts per million – and we are already above that. I am curious, Reece, when I look at EAs – I mean I am an environmental consultant as well – typically the consultant will say, “here are the emissions from our project, it is small relative to the province, small relative to the country, small relative to the world” and they basically shove it off as insignificant. So I am wondering if there is anything that is going to be done in terms of the EA method that might give greenhouse gas emissions fair attention. We are seeing climate change. And also, maybe that just goes towards proponent who just decide that they are in a community and province that takes that stuff seriously, that they will do something extra to address that, whether it be offsets or additional technologies.
- C: *Judy Kirk:* So starting with you, Reece. But I am just going to suggest, Chris that part of the answer would be with the regulators too, correct? In terms of having people with input in to the nature of the scope studies.
- A: *Reece Fowler:* First part of the response is that ultimately the regulators decide on what level of emissions may be acceptable and also taking a step back and looking at where we are in the stage of the design process– very early – there are lots of different types of technologies and options. Forums such as today are very helpful for getting feedback on that type of design. Part of the EA is to avoid that stuff. There may be technology available that helps us to reduce or remove the greenhouse gases before it becomes a problem in terms of designing them to the scheme at such an early stage so we don’t have to worry about it later.
- A: *Byng Giraud:* There has been a couple of workshops with the Ministry has been having with the Climate Action Secretariat and other parts of government. At a regulatory level, what the government is looking at – as these are more Ministry issues as opposed to specific projects – are additional regulations and standards about what type of equipment can be used and what sort of level of emissions will be tolerated. They are also looking at in addition to the carbon tax, that we will have a proposed offset policy as well. We are actually in discussions with the government about this, and frankly, it is in our interest to support offsets. The government hasn’t come to us yet, but regardless of what we choose there will be some type of regulations that will affect the technology choices. There will be some emissions regardless, but offsets will be imposed.
- C: *Judy Kirk:* So Byng, I am just going to ask, Chris, because I think it might be a question that you would have, and it would be, is there a way for people like Chris or others to have some input in to that framework or those discussions, to your knowledge?
- A: *Byng Giraud:* I don’t know off the top of my head. We’re just in conversation with the Ministry of Natural Gas Development and the Climate Action Secretariat now.
- C: *Judy Kirk:* I don’t know maybe there is some input you would want to provide to them, Chris.
- Q: *Jasmine Henczel:* In regards to the greenhouse gas comment, it being a fairly unsightly scene to be see emissions, do you have pictures to bring from other LNG plants to give us an understanding of

MEETING DETAILS	Woodfibre LNG Project - Community Consultation, February 2014 Squamish Small Group Meeting February 6, 2014, 1:00 p.m. – 3:00 p.m. Executive Suites Hotel & Resort Clubhouse Squamish, B.C.
------------------------	--

- what it would look like? Because to me, I look at the picture and seems to look very clean cut, but realistically there are likely to emissions of some sort.
- A: *Byng Giraud*: There will be emissions, but not plume if that is what you are asking.
- Q: *Jasmine Henczel*: Alright, well I have no idea what to expect apart from pictures I can find myself so it would be good to see something for reference.
- A: *Alex Brigden*: Our preference is to select technology that would not give visible water vapour plumes. So maybe what you saw before as a pulp mill, sometimes it is only water vapour but looks like smoke. We intend to select technology that doesn't allow such plumes. We would use closed-looped systems for cooling water, which doesn't make water vapour in the atmosphere. One of the main technology decisions we have to make for the plant is whether to use gas turbines or electric drive for liquefaction. That decision is part of study with BC Hydro to establish if BC Hydro can supply us with 140 megawatts of electric power. That is a technology decision that we are going to make. Our preference is to use electric drive. We have to establish that it is feasible to use it.
- Q: *Jasmine Henczel*: In regards to the EA, not sure if it is required, but from a risk management standpoint, the 20 inch pipeline that you are bringing in has to go from land to the barge – have you been looking at or do you require any information about earthquakes? I would be basing this off of Vancouver information, but obviously pipes don't have a lot of flexibility.
- A: *David Bennett*: Maybe I could just start. Gas pipes are very flexible and especially during earthquakes they do not rupture. You've seen some places in the world, which are older. The pipe we use is generally plastic and a high intensity steel pipe. It is not brittle. It doesn't break when the ground moves. Gas pipelines are fairly safe in an earthquake. The actual gas pipeline in the ground doesn't just break because the earth moves.
- Q: *Jasmine Henczel*: I am more concerned about the pipe where it goes from the pipeline to the barge.
- A: *Alex Brigden*: One of the studies required by the B.C. Oil and Gas Commission is a seismic study – the study, they define the parameters and it is applied to the entire facility. We have to demonstrate that in that event we could survive this type of event.
- Q: *Auli Parviainen*: What is the feasibility of using hydroelectricity versus gas? Feasibility, to my mind, as soon as you say that word is not just about feasibility of having the supply but the feasibility of cost. My concern is going back to emissions, is that if you were to use gas, it changes the emission completely. What I understand from the provincial government's point of view, and certainly it is a concern as a resident, we don't have a regulatory framework strong enough yet. But there has been statements made by multiple levels of government that their preference is that the LNG industry does not use hydro. This has been heard by them several times. That causes some concerns. It is also my understanding that the rate from BC Hydro may not be feasible. So is it in fact a financial decision? Who will make the final call? Will you have to wait for the provincial regulatory framework to be here? What is acceptable in terms of your emissions?
- C: *Judy Kirk*: Okay so I count four, if not five, questions in there, so let's start with the first one, which is, "is cost a factor in making this decision in respect to electric power vs. gas"?
- A: *Byng Giraud*: Cost is always a factor, but not the primary factor in this case.
- C: *Judy Kirk*: Okay, the second was "what about the regulatory regime that the government may or may not have?" I think your question behind that was really, when will that be in place and will that inform this decision?

MEETING DETAILS	Woodfibre LNG Project - Community Consultation, February 2014 Squamish Small Group Meeting February 6, 2014, 1:00 p.m. – 3:00 p.m. Executive Suites Hotel & Resort Clubhouse Squamish, B.C.
------------------------	--

- A: *Byng Giraud:* Back to the Climate Change Secretariat comment, those decisions are yet to come. But just speaking with the broader industry, I've been in some of the industry meetings, the folks up north don't have any many options, which is why the government has made those decisions. The electric grid is less rigorous up there. Because these facilities run 24/7 they need some redundancy. The options are more limited. We are fortunate here we do have the opportunity to look at electricity as an option. We do have to test and weigh the options. We are fortunate that we do have the opportunity.
- C: *Judy Kirk:* For Auli and everyone here, we have now done five meetings. It is clear that the community would prefer electricity. I just want to make sure, as the senior facilitator, I am hearing that loud and clear.
- Q: *Jorge Cabrera:* The site has already a B.C. gas pipeline, does it mean you buy gas from them?
- A: *AG Gelotti:* FortisBC is only providing the transportation service for gas – the pipeline service is to move the gas from a point at which Woodfibre LNG will acquire the gas from the open market. We will be in the open market buying natural gas from producers or sellers of NG. We buy it from the open market, then is transported by the FortisBC pipeline to our facility.
- Q: *Jorge Cabrera:* So it will not come by ships?
- A: *AG Gelotti:* No, this is the NG that will come by the FortisBC pipeline. This is the NG that is being produced and consumed within local market in Canada. We will be buying that same pipeline gas from the market, FortisBC will then transport it to the liquefaction facility, it enters the facility, we will liquefy it and then it goes on to ships to be transported.
- A: *David Bennett:* Maybe I could just jump in. The gas will come from FortisBC's pipeline. Most people are not familiar with who owns the gas when it comes, but it is very standard practice. We buy gas on behalf of residential customers and then sell it to you, but for large industrial customers, all we do is move the gas for them. They handle the purchasing, we are simply just transporting the gas.
- Q: *Chris Pettingill:* I am with the Chamber of Commerce. I just want to make sure that I understand the process. Somewhere probably up north, methane comes out of the ground, it is cleaned a little bit, at some point someone adds some stuff to make it smelly so that we know if there is a leak, the plan here is to clean it further and pull out the smelly stuff, liquefy it and ship it off. I understand the variability between emissions from cooling with hydro versus gas, but how much of the additions is stuff we are pulling out to ship it compared to the emissions produced from that process?
- C: *Byng Giraud:* So besides if we are using gas or electric, what are the other things coming out, is that what you are asking?
- C: *Chris Pettingill:* Yes.
- A: *AG Gelotti:* Let me try to answer that for you. When the gas is produced out of the ground, it goes through processing, there are liquids associated with it, there are other hydro carbons in that gas. And they want to take the hydro carbons out and sell those separately. The NG is then sold to FortisBC. The pipelines that transport this gas have specifications about what composition the gas must be before they accept it. The seller or producer of the gas must be sure that composition is correct. And that composition is driven by appliances you have in your home because your hot water heater, furnace – all these utilities are calibrated to burn a certain composition of gas – and are specifically calibrated for the type of gas delivered to them. The gas we are taking to liquefy is

MEETING DETAILS	Woodfibre LNG Project - Community Consultation, February 2014 Squamish Small Group Meeting February 6, 2014, 1:00 p.m. – 3:00 p.m. Executive Suites Hotel & Resort Clubhouse Squamish, B.C.
------------------------	--

the same gas, the same specifications as the gas you use in your home to heat water and cook. As you burn that gas, the emissions you get from that gas are no different from the emissions we get when we burn the gas at this facility. What we find is with the liquefaction process, we are reducing the temperature of gas to -161 degrees centigrade to change methane from a gaseous state gas to liquid state (LNG). It is like taking a beach ball and shrinking it down to the size of a ping pong ball. That is the whole idea, you get the economies of scale of moving a large volume to a small volume. Sometimes, the composition of the gas that is allowed in the pipeline isn't quite to the composition that works through a liquefaction facility. For instance, water vapour. If you read the pipeline spec it will say there can be no liquid, water or hydro carbons in the gas. Well for us, that's quite not good enough. There could be no free standing liquid, water or hydro carbons in the gas but there still could be some level of water vapour, in a vapour form, in the gas. And we need to remove that because what will happen at -161 degrees centigrade is water freezes at 0 and the worst thing you can do is put this gas with water vapour into a liquefaction process. It would freeze up and shut things down, because it is clogged with ice. This is what we do, we take exactly the same gas you use and we clean it up to the extent we need to. This facility is being designed based on the composition of the type of gas we are likely to see, and this is what FortisBC is telling us, over the 25 plus years this facility will be in operation.

- Q: *Chris Pettingill*: Just looking for some type of comparison, trying to wrap my head around the emissions from our collective homes versus the emissions from removing the gas as part of the cleansing.
- A: *AG Gelotti*: As I tried to characterize, if that gas were being delivered rather not to this facility and rather to each individual home, the home burns the gas, the same amount of emissions if it is burned at our facility or in each home. And if you say "if the facility was not here, the extra gas wouldn't be here", that is a debate we can have. The gas is going somewhere and it is getting burned somewhere. If you look at the amount of emissions there is published information about what emissions you get from burning natural gas versus burning coal or oil and you can see there are no particulates, no flying particles and no visible smoke. The basic things you get are primarily CO₂, water vapour, and some of the SO₂, NO_x and SO_x, but in small quantities. When you are comparing NG to other fuels out there, it is much cleaner. This is why there is such a big demand for LNG out there because it is the cleanest fossil fuel available. The majority of LNG transported around world is being used for electricity.
- C: *Alex Brigden*: Can I add something?
- C: *Judy Kirk*: Yes, but not much because I have to say I really didn't like chemistry when I was in school.
- C: *Alex Brigden*: I will add one thing. FortisBC gives us a range of composition for the gas – from lean to rich (hydro carbon levels). That range is quite large so we are working with FortisBC to see what the average supply would be. We are still working on understanding what we will receive over 25 years which is a complex and long term analysis. This is why we can't be accurate to you right now what exactly will be produced. We need to understand what we will be receiving. We are doing this study and that analysis with FortisBC.
- Q: *Judy Kirk*: So I want to ask one question because I think part of being out here early is a good thing, but one of the bad things is that these guys don't have all the answers. But one of them is, will that information Alex be part of environmental impact statement and therefore available once these studies are done?

MEETING DETAILS	Woodfibre LNG Project - Community Consultation, February 2014 Squamish Small Group Meeting February 6, 2014, 1:00 p.m. – 3:00 p.m. Executive Suites Hotel & Resort Clubhouse Squamish, B.C.
------------------------	--

- A: *Alex Brigden:* Yes.
- Q: *Dale Surette:* I was just questioning the quality of gas, this would be a process in the Spectra plant in Pine River, lots of big plants before it goes in to the FortisBC system. You are dealing with spec gas which would have less than 4 pounds of water per thousand cubic feet?
- A: *AG Gelotti:* Actually, I could look in my email here and read off to you the specs, but you can go online to the Spectra website and look that up.
- Q: *Dale Surette:* We are not seeing sour gas are we?
- C: *Judy Kirk:* Okay guys, time out, this is getting too detailed, too technical.
- Q: *Tracey Saxby:* As a board member on the Squamish Wind Sport Society, on page 11, it mentioned there are areas on around the LNG site and carriers that only authorize persons can enter. What is the usual safety zone around the ships and how will that affect recreational users, kite surfers and sailors?
- C: *Judy Kirk:* So I just want to make sure everyone knows, that was page 11, it was the second bullet under Public Safety and Security and Tracey is reading from the paragraph there starting with “The areas around the Woodfibre LNG facility and carriers where only authorized personnel can enter.”
- A: *Alex Brigden:* If I start with the ships, we will undertake a study which is required by Transport Canada as a regulator and they will determine the area around the ships that cannot be entered by other people. For the facility there are also a number of studies that we have to undertake. We have not undertaken this yet because we are still in an early stage. This also depends on the arrangement of the facility. We will do studies there and have to determine an area which members of the public cannot enter.
- Q: *Tracey Saxby:* So what is usual? What do other LNG facilities do?
- A: *Alex Brigden:* Difficult to answer that, because it depends on the layout of the facility and it depends on the requirements of the regulator.
- C: *Judy Kirk:* So I’m going to go to Jared, I’m a little bit worried about time right now.
- Q: *Jared Sissons:* The history of Squamish, we’ve moved more from the industrial-based community to a tourism-based community. In terms of tourism, what is LNG is going to do to support tourism within the region?
- C: *Judy Kirk:* Let’s look to page 9.
- A: *Byng Giraud:* Jared, as a British Columbian, generally these things are not incompatible. The conflict is not significant. That being said, what can we do? There is one consultation topic we have thought of – and are open to additional options from the community – that is the backcountry access. In addition to that, we are trying to engage with sporting organizations, tourist organizations in the community. Some one-on-one smaller meetings before we got to this stage about what is it we as a bigger player in the community, bigger part of the community fibre and employer, what can we do to help some of the things important in the community. One of the advantages of a company like ours, we can get help and work with the community on things that aren’t getting attention they deserve right now. We are beginning those conversations. With your association, we should sit down to see what your priorities are and maybe there are some things we can do together.

MEETING DETAILS	Woodfibre LNG Project - Community Consultation, February 2014 Squamish Small Group Meeting February 6, 2014, 1:00 p.m. – 3:00 p.m. Executive Suites Hotel & Resort Clubhouse Squamish, B.C.
------------------------	--

- Q: *Melissa VonBloedau:* My questions is related to employment and trading opportunities, I am suspecting you might address some of them so I can wait.
- C: *Judy Kirk:* Okay, great. Byng, I suggest you go through pages 9, 10 and 11, and then we will pause for questions.
- C: *Byng Giraud:* So what are the project benefits to the environment and local community? Now of course, any industrial project has impacts, but it also has benefits. First are the jobs and we anticipate based on the size of facility, 300 jobs for construction based on 2 years. During operation, we would employ about 100 people with shift work, 20 or 30 people out on site per shift. Those jobs will be – not sure what the specific crafts and trades will be but can assume – pipe fitters, power engineers, mechanical, electrical and some of the more maintenance type jobs. That doesn't include likelihood that we will have to establish administration jobs, such as human resources, payroll, etc., here in the community as well.
- Q: *Judy Kirk:* Sorry, but it says here 600 jobs? Did you say 300?
- A: *Byng Giraud:* 300 per year.
- Q: *Judy Kirk:* And is that the 300 plus 300 equals 600?
- A: *Byng Giraud:* Yes. Contracting is part of that as well. Lots of service and contractors here. Where services available we will use local services. We are using the local hotel, already trying to begin the process of using local suppliers where possible. About community – we have already begun conversations with sporting organizations, folks involved with the heritage society and some of the other cultural groups. A lot of heritage and history that goes with Woodfibre. We've talked about the remediation of the site. In addition, are things we can do elsewhere in the community that are priorities? Fundamentally, in the long run, and we met with educators this morning, there is opportunity for interaction with educational institutions and spinoffs and research from that. We are in the very beginning of some of those conversations. Lots of exciting conversations. Additional spinoff opportunities about the entire sector that Squamish can take advantage of because you are close to Vancouver, such as educational institutions as compared to other projects up in the north.
- Q: *Melissa VonBloedau:* You are looking at partnering with Quest or Capilano then?
- A: *Byng Giraud:* I don't want to say who I am meeting with, but I've met with at least three institutions.
- Q: *Rob Ashton:* For the 100 fulltime jobs, where is that workforce going to come from? Are you looking at local labour as much as you can or temporary workers?
- A: *Byng Giraud:* Those of us involved in the industry know it is going to be difficult to find people right now. We are hoping we have a slight advantage because the pool we are drawing from is bigger to draw from than up north. Construction, we are working with local engineering firms and construction firms as much as possible. So some of the work is highly technical, there will be people for those positions that will have to be from elsewhere. In the long run, for operating jobs, I think we have a better opportunity, the skill sets of running an LNG facility are actually quite unquiet and can't be found in Canada, so perhaps AG can speak to this. There is some time to work with educational intuitions to create programs so that if and when we get to operations that if we have to bring in trainers, we can actually set up a program, so that job shadowing and training can

MEETING DETAILS	Woodfibre LNG Project - Community Consultation, February 2014 Squamish Small Group Meeting February 6, 2014, 1:00 p.m. – 3:00 p.m. Executive Suites Hotel & Resort Clubhouse Squamish, B.C.
------------------------	--

take place. Because we are at the day we are, years away from opening this up, so we have planning time. Will take coordination with government and people in the industry to do that properly, but I think we have the chance.

- C: *AG Gelotti:* As Byng mentioned, a lot of the jobs will be highly technical and focused on LNG facilities and the best way to get that hands on experience is to have worked at an LNG facility. Our plan is to maximize local content. We're looking at future staffing requirements and a strategy so that over time, even if we have to bring in talent from outside Canada to do these kinds of jobs, that we can actually be training locals so that they can train the local talent. You see this in many different places where you go through these steps to get local talent qualified. I was just, over the course of meetings, I was just thinking, not being from Canada originally, the question is do Canadians and British Columbians welcome Canadians from other parts of Canada? The reason I mention that, in all the years I've worked different places, there a lot of Canadians out working on LNG projects in other parts of the world. Many of the LNG plants are in locations many don't want to live. I could imagine that if projects, especially the one here in Squamish becomes available, those talented people would be coming here applying for those jobs as well. And on that kind of skillset there is a shortage globally for those kinds of skills.
- Q: *Jasmine Henczel:* There has been a lot of conversation about the jobs that this project will bring to the community, and it sounds to me as though the majority of the jobs aren't going to be locally available. If that specialized we have to bring in those specialized people – if we do move forward, how many of those jobs realistically will actually be community members now rather than new community members?
- A: *Alex Brigden:* There are a number of roles that the skill set is already in the community – barge operations, water transport, employees need to stay somewhere, to live in the local community or stay there while working. There will be direct jobs and jobs created to support the people that need to work on the site. On-site, we do require jobs that aren't necessarily specialized in LNG. Offices run on-site, accounting, number of roles you don't need LNG specialization – marine specialization which is found within the community. The number of people specialized in LNG will be a minority compared to the other roles that we will need to recruit.
- C: *Byng Giraud:* Part of going out and getting the community's opinion, we have put together a few topics to prompt conversation. There are three here. The first one, this list here is all of the studies that typically an EA will require, it is important that we get input as to whether this is a sufficient list. Things that are of more importance or less. Are we looking at the right things and are we putting the right emphasis? For example, the other day we heard from somebody that they were very interested in marine acoustics. Your comments on these things are important to us. Second one, the engineering and environmental studies we are currently undertaking – are we doing the right things within these areas to prompt your conversation – are there particular things you think we should be emphasizing? The last thing is a little more specific, in our sort of informal conversations before this process, one of things we've heard time and time again is access to the back country – we've heard it from First Nations and recreational users. There are great mountain biking trails in the back. What does that mean? Is it important to the community, do you want more trails or a jetty? This is very much a discussions topic.

MEETING DETAILS	Woodfibre LNG Project - Community Consultation, February 2014 Squamish Small Group Meeting February 6, 2014, 1:00 p.m. – 3:00 p.m. Executive Suites Hotel & Resort Clubhouse Squamish, B.C.
------------------------	--

- C: *Rob Ashton*: Quick comment on the economic benefits to the city. In the industry that I am from, whenever we see a new terminal open up, it brings massive boost to community. When a vessel comes in, they need parts, to stock up on food, which will come from the local grocer and first aid. If they can get it in the local community, they will. There is so much added value to an added terminal that you just can't look at terminal itself. The Chamber of Commerce should be looking at new industry because of this, whether it be trucking or tourism because you can tie all of that in to it. Look at Prince Rupert before they built more terminals, that city was dying. Then they built more terminals and now look at it, it is a booming city. There are huge advantages to this.
- C: *Reece Fowler*: Going off what Rob said, it is part of the EA, in addition to this list here of what the EA will cover, there is consideration for the social and economic influences. As Rob explained, you do get jobs that are directly-related to the LNG plant, but you have indirect jobs as well. Additional people living in and coming to the city, and the additional jobs that may be created through that.
- Q: *Tracey Saxby*: I have a question on an environmental component. In September 2013, 7,500 migrating snow birds were killed at a gas plant in St. John when they flew into a cliff. Are you collecting or assessing data on migratory birds? Will you be reducing flaring during migratory season? For example, eagles are a huge draw here, there have been studies done by the Squamish Branding Committee about that and obviously it is a big draw. We have had a lot of people writing that down on a list of things to see. How often and for how long with the plant need to flare? When the gas is coming in through the FortisBC pipeline, are there times where there is just too much gas coming and you will actually have to burn off excess?
- A: *Reece Fowler*: We have been doing a lot of background work and baseline studies, part of that has been to consider and identify what types of birds on the site and determine whether they are resident or transient migratory birds. And as part of the EA and in the relation to the *Species At Risk Act*, which does cover the requirement to consider migratory birds, we are gaining a picture of what species of birds use the site. This will be part of EA.
- A: *Alex Brigden*: We will have a flare on the plant and that flare is used for emergency purposes only. If plant has to shut down quickly, will have to light the flare to deal with gas that we depressurize in the plant, but only in emergency shutdown. We can control the amount/supply of gas we receive from FortisBC. If we have shut down one of the tanks for maintenance, we will reduce our gas intake. Our operating philosophy, and in the interest of our company, we do not want to flare gas, we want to liquefy gas so that we can sell to our market. We will only flare in event of an emergency.
- Q: *Byng Giraud*: What other exceptions are there – during startup just to be clear?
- A: *Alex Brigden*: During startup, of course, we are testing some of the facilities and there will be flaring, but once we reach stable operations it is a zero flaring operation.
- Q: *Delena Angrignon*: You have talked a lot about all of these regulatory studies you are waiting to begin, some have begun, I am just wondering, does it ever come to a point that it is financially unfeasible? And if so, you just say no, we can't move forward.
- Q: *Judy Kirk*: If the process became too long or something?
- Q: *Delena Angrignon*: Yes, too long and financially – obviously you are in the business of making money – so at what point do you say no?

MEETING DETAILS	Woodfibre LNG Project - Community Consultation, February 2014 Squamish Small Group Meeting February 6, 2014, 1:00 p.m. – 3:00 p.m. Executive Suites Hotel & Resort Clubhouse Squamish, B.C.
------------------------	--

- A: *Byng Giraud*: It is obviously not our intent. We have a project and our objective is to get to a place where everyone is comfortable and we can build this thing. The regulatory process is something you go through, yes or no, but if a yes, there is a list of conditions that comes with it. At that time, a company then has to decide if those thresholds are too high. We believe, given the nature of the site, that we can we move forward. We are ready to address those conditions. Theoretically, the government will say yes or no and yes will have an economic expectation.
- Q: *Judy Kirk*: And in terms of timing, based on this page 8, are you saying this is about two or three years until you make that final decision? Or is it 18 months?
- A: *Byng Giraud*: We are hoping, again subject to all these things, the timeline we have in our publication is to get an EA certificate in the summer of 2015.
- Q: *Judy Kirk*: So 18 months from now, thereabouts.
- Q: *Delena Angrignon*: So when will we begin these studies? The marine studies?
- A: *Byng Giraud*: Some of them are under way now, some of them not because Alex and his team need to make up their minds.
- Q: *Chris Joseph*: Rob has brought up community impacts and I just noticed on page 10, that you don't have community impact studies. What we are doing in Kitimat and Prince Rupert, with huge community impacts with the draw in, especially with the construction, which tend to be young men, who like drugs and prostitutes. I guess maybe 300 people isn't a big deal but maybe Squamish tends to get that influx, especially when they were building the highway, but anyways it would be good to see the community social impacts.
- C: *Judy Kirk*: A socio-economic study.
- Q: *Chris Joseph*: Yes, and just another thing. A pet peeve of mine, and Gord can attest to this, a few years we chatted about it, is that you typically get can economic impact study that say this is how much tax revenue is going to come, but we don't tend to see is the negative side. So increased tax revenue often means increased tax burden. It would be really nice if your economic impact study would show both sides of the coin. Typically, they will talk about the economic benefits in one part of the application and will talk about the negative impacts elsewhere, but often does not talk about the negative financial sides.
- A: *Byng Giraud*: This is the kind of question we need to hear. You are right, I don't know if companies are always required to do that, because what demand on services will we have. I don't believe it is going to be anywhere near what those guys are using up north, but you're right and that is a good question. So we should make sure that we not only assess our tax contribution, but what demand on the services will we have. Woodfibre when it was actually a pulp mill had many more guys, maybe we can extrapolate some information from that. Excellent thing to add.
- C: *Judy Kirk*: And Chris, I am more than happy to talk to you after about this, but there are many project in the EA process right now that are being asked to do exactly what you are suggesting.
- C: *Reece Fowler*: That is what I touched on earlier. This bulleted list really just touches upon the studies that can be undertaken but you see here there are socio-economic studies as part of EA. Bit of summary about that in the project description that was submitted in December, that talks about the social and the economic as it relates to this project. You can get a copy of this project description on the EAO or the CEA Agency website.

MEETING DETAILS	Woodfibre LNG Project - Community Consultation, February 2014 Squamish Small Group Meeting February 6, 2014, 1:00 p.m. – 3:00 p.m. Executive Suites Hotel & Resort Clubhouse Squamish, B.C.
------------------------	--

- Q: *Jared Sissons:* My interest is in perhaps breaking it down and having a specific tourism impact study. Tourism is such a driver of business within our region, so how will this affect tourism in the region, positively, negatively? I know LNG is using the hotel, so on the corporate side of things, it affects the hotel and brings additional revenues but on flipside how will it affect the tourism side of things?
- C: *Judy Kirk:* Okay, I understand. So I have Jorge and then Tracey and anyone else? We have time for about two more comments or questions.
- Q: *Jorge Cabrera:* We are coming to these meetings and saying these things, but who is taking note of this? You will be making the decisions on these things, but what kind of requirement do you have to listen to any of this?
- A: *Judy Kirk:* So Jorge, I will answer that question. Kirk & Co. will be summarizing in a consultation summary report, which will be posted online and also we will let you know, to any of you who have left your email address that is available so if you don't want to go online it can be sent to you. That consultation summary report will also be – the issues and interests outlined in that – will be included in what is called an 'issues and interest table' in the environmental impact statement. This early consultation now will be incorporated into the overall EA.
- Q: *Tracey Saxby:* Squamish is an international kiting destination because of the quality and consistency of the wind in the summer. How much heat is generated when you are cooling the gas to -161 degrees centigrade? How will you deal with this heat, could it potentially create a heat island and are you conducting any studies to see how it will affect the wind? Could it create funky wind vortexes that will change the quality and consistency of the wind in this area?
- A: *Alex Brigden:* There will be heat exchanges as part of the process. We need to take heat from the gas to liquefy it. Whether that affects the local wind environment, I don't know actually. It is something we will have to look in it.
- A: *Reece Fowler:* As part of air quality assessment there is a lot of collection of data to understand the climate and whether that will affect the wind. The air quality assessment will cover this and incorporate the wind patterns and climate. Information is going to be collected on that, and I will have to get back to you on how they specifically are going to use the wind information in the EA.
- Q: *Judy Kirk:* So Reece, would you talk to groups like Tracey's group?
- A: *Reece Fowler:* Yes.
- C: *Byng Giraud:* It may be worthwhile for us to. These guys are doing observational work out there and it would be useful for us to understand where your areas of usage are.
- Q: *Leilani Finch:* Do you know yet which shipping transportation company would be used?
- A: *AG Gelotti:* No.
- Q: *Auli Parviainen:* You were talking, AG, about supply chain and each individual portion in a supply chain would take responsibility for their part. One challenge in the shipping industry right now is that it is very difficult to make a shipping company take responsibility – things like ballast water and practices used in shipping – how much control do you have over that? Do you know how much the shipping traffic will be increasing percentage wise? And how are you planning on addressing this and what the supply does beyond you?

MEETING DETAILS	Woodfibre LNG Project - Community Consultation, February 2014 Squamish Small Group Meeting February 6, 2014, 1:00 p.m. – 3:00 p.m. Executive Suites Hotel & Resort Clubhouse Squamish, B.C.
------------------------	--

A: *AG Gelotti:* The shipping part of this industry has been around for several decades, so well established set of rules around which the LNG shipping industry operates. One of the organizations is the International Maritime Shipping Organization. Read about them online. They are very much looking at ballast water and the discharge of water and from our perspective and we would require our charter ships to recognize all of the local rules within Canada and British Columbia when it comes to handling and treatment of ballast water. There are international rules that all shipping companies agree to – for instance they do not exchange anything with ballast water unless 200 miles offshore. There are strict rules around operations of the ships. From that perspective, we will require that the ship operator and owner meet all of those international guidelines. Google Shelltime 4 – that is one of the industries charter party agreements, will give you a fair idea of what is in there. Ships required to have Protection and Indemnity (P&I) insurance. The shipping industry has come together to form the P&I clubs – they are there to provide insurance to protect the ship owner in terms of damage to the ship and damage the ship might cause to the dock when berthing. Then you have Charter Liability insurance. The charter of the ship, perhaps an affiliate, would take out charter liability insurance – it is a standard maritime requirement. And then there is supplemental marine insurance. A lot of these requirements are standard in the value chain and these are things that have become industry standard across the industry and globe.

3. CLOSING REMARKS

C: *Judy Kirk:* Okay great, AG. Thank you all for coming. Byng, I am going to ask you to wrap up. And just before you do, I want to say thank you for your questions and comments. As I said this was our fifth meeting. There have been some of the same questions brought up and a lot of additional information brought up that is really useful. I would ask you to note that there is an open house in Squamish on the 15th from 1 to 4 p.m. It is on a Saturday, we are trying to make sure that people who couldn't come during the week might be able to come on the weekend. Please if you could tell people and encourage them to come that would be great. Thank you for coming.

C: *Byng Giraud:* This has been good. We heard some of the new things and the idea of a better study about social impacts, tourism impact and possible impact on the wind surfers – this a real process and people get a little frustrated because we don't have all of the answers. But we are here early to know what the community wants so we can integrate the community priorities in to the design and also in to how we address things. We are here early, but we are here to get this information to make a better project. And we will report back as to what decisions we have made. As you know in the west, modern industrialization, community input is critical, so we take it all very seriously. You will see us again and you will see much more detail about the Project following the formal environmental assessment application, hopefully sometime this summer.