



Woodfibre LNG Project

Community Consultation, February 2014
Consultation Summary Report
March 2014

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Kirk&Co.

About Kirk & Co. Consulting Ltd.

Kirk & Co. Consulting Ltd. is a recognized industry leader in designing and implementing comprehensive public and stakeholder consultation and engagement programs. Utilizing best practices, Kirk & Co. designs consultation and engagement programs to maximize opportunities for input. Kirk & Co. works with internationally recognized polling firms to independently analyze and report on large volumes of public and stakeholder input.



About Mustel Group

Mustel Group is a Canadian marketing and public opinion research firm. All consultation and engagement input received by feedback form and written submission has been independently verified and analyzed by Mustel Group.

The views represented in this Consultation Summary Report reflect the priorities and concerns of consultation participants. Participants self-selected into Community Consultation and therefore results are not necessarily statistically-representative of public opinion.



Woodfibre LNG Project Community Consultation, February 2014 Consultation Summary Report

TABLE OF CONTENTS

1.	Introduction	2
1.1	Woodfibre LNG Project	2
2.	Community Consultation, February 2014	2
2.1	Purpose	2
2.2	Notification.....	3
2.3	Participation.....	3
2.4	Consultation Methods	4
2.4.1	Discussion Guide and Feedback Form	4
2.4.2	Online Engagement.....	4
2.4.3	Small Group Meetings.....	4
2.4.4	Open Houses	5
2.4.5	Submissions	5
3.	Key Results	6
3.1	Key Themes from Small Group Meetings and Open Houses	6
3.2	Results from Feedback Forms	11
3.3	Results from Submissions	19

APPENDICES

Appendix 1 Consultation Notification

Appendix 2 Woodfibre LNG Project – Community Consultation Discussion Guide and Feedback Form

Appendix 3 Small Group Meeting and Open House Question and Answer Session Meeting Notes

Appendix 4 Returned Feedback Forms (under separate cover)

Appendix 5 Submissions (under separate cover)

1. Introduction

1.1 WOODFIBRE LNG PROJECT

The Woodfibre LNG Project is a proposed small-scale liquefied natural gas (LNG) processing and export facility, located approximately seven kilometres southwest of Squamish, British Columbia. The Project is in the early stages of planning and development.

Woodfibre LNG conducted a round of community consultation from February 3-28, 2014, the first of several rounds of Woodfibre LNG-led consultation regarding the Project. Woodfibre LNG-led consultation is in addition to regulator-led public comment periods that will be part of the environmental assessment for the Project.

Additional rounds of consultation are planned in 2014, and will provide an opportunity for Woodfibre LNG to present information regarding studies underway for the assessment of the project, an update regarding technical work, and seek feedback regarding mitigation for potential project effects and potential community benefits.

More information about the Woodfibre LNG Project can be found at www.woodfibrelng.ca.

2. Community Consultation, February 2014

The first round of community consultation regarding the Woodfibre LNG Project took place from February 3-28, 2014. This report summarizes input received through various methods during the consultation period.

2.1 PURPOSE

During the first round of community consultation, Woodfibre LNG provided information regarding the Project and sought input regarding several topics related to project planning and environmental assessment including: environmental, socio-economic and socio-economic studies; current engineering and environmental studies; public recreational access to back country; and future consultation methods and project updates.

The input received during the February 2014 community consultation and summarized in this report will be considered, along with technical and socio-economic considerations, in the plans for the Woodfibre LNG Project and development of mitigation measures for potential effects.

2.2 NOTIFICATION

Notification of opportunities to participate in the February 2014 community consultation was broad and included the following:

- **Invitation and Reminder Emails:** Approximately 200 emails were sent from info@woodfibreng.ca to invite or remind people about small group meetings and open houses and the opportunity to participate in online consultation.
- **Reminder Phone Calls:** Calls were made in follow-up to the email invitations, inviting or reminding people about meetings.
- **Newspaper Advertising:** Advertisements were placed in the following publications between January 23 and February 7, 2014, inviting members of the public to attend small group meetings, open houses and to participate in online consultation:
 - Pique Newsmagazine (January 23 and 30, February 6, 2014)
 - Squamish Reporter (February 1, 2014)
 - Squamish Chief (January 23 and 30, February 6, 2014)
 - Whistler Question (January 28 and February 4, 2014)
 - North Shore News (January 24 and 31, February 7, 2014)
 - Bowen Island Undercurrent (January 24 and 31, February 7, 2014)
- **Postcard Mailer:** More than 6,500 copies of a postcard were sent to residents and businesses in Squamish, Garibaldi Highlands and Brackendale, notifying them of the opportunity to attend meetings or participate in online consultation.
- **Project Website:** Woodfibre Natural Gas Limited has developed a dedicated website for the Woodfibre LNG Project (www.woodfibreng.ca). Notification of consultation opportunities and consultation materials were available on the website.

A copy of the consultation notification materials can be found in Appendix 1.

2.3 PARTICIPATION

There were multiple opportunities for the public and stakeholders to participate in the first round of community consultation regarding the Woodfibre LNG Project from February 3-28, 2014. There were a total of **449 participant interactions** during this time.

- **349 people attended 8 consultation events**
 - 131 people attended six small group meetings
 - 218 people attended two open houses
- **86 feedback forms received**
 - 70 online feedback forms
 - 16 hardcopy feedback forms
- **142 written submissions were received via email**

Some people participated through multiple methods, such as attending several consultation events and completing a feedback form.

2.4 CONSULTATION METHODS

The February 2014 community consultation materials were available online at www.woodfibrelng.ca beginning on February 3, 2014. Input and feedback were collected through the following methods:

2.4.1 DISCUSSION GUIDE AND FEEDBACK FORM

A Community Consultation Discussion Guide and Feedback Form provided information about the Woodfibre LNG Project, remediation efforts that have been undertaken to clean-up the Woodfibre site, the initiation of baseline environmental studies and proposed environmental and local community benefits. The discussion guide included a feedback form, which sought feedback from the public and stakeholders regarding several topics:

- Environmental, Socio-Economic and Socio-Community Studies
- Current Engineering and Environmental Studies
- Recreational Access to Back Country
- Future Consultation Methods and Project Updates

The Community Consultation Discussion Guide and Feedback Form was distributed at six small group meetings and two open houses and was available on the Woodfibre LNG website. An online version of the feedback form was also available.

A copy of the Discussion Guide and Feedback Form can be found in Appendix 2.

2.4.2 ONLINE ENGAGEMENT

All consultation materials were available on the Woodfibre LNG website (www.woodfibrelng.ca) including an online version of the feedback form which could be submitted directly from the website. Of the 86 feedback forms received, 70 were received online.

2.4.3 SMALL GROUP MEETINGS

131 people attended six small group meetings held on the following dates:

SMALL GROUP MEETINGS			
Community	Date	Location	Time
Squamish	Tuesday, February 4, 2014	Executive Suites Hotel	1:00 – 3:00 p.m.
West Vancouver	Tuesday, February 4, 2014	Gleneagles Golf Course	6:00 – 8:00 p.m.
Whistler	Wednesday, February 5, 2014	Whistler Conference Centre	1:00 – 3:00 p.m.
Squamish	Thursday, February 6, 2014	Executive Suites Hotel	1:00 – 3:00 p.m.
Squamish	Thursday, February 6, 2014	Executive Suites Hotel	6:00 – 8:00 p.m.
Britannia Beach	Wednesday, February 12, 2014	Britannia Beach Community Centre	1:00 – 3:00 p.m.

A Kirk & Co. facilitator and meeting recorder attended the small group meetings with the Woodfibre LNG team. Representatives from FortisBC and BC Hydro also attended the meetings. At each meeting, participants were provided with the discussion guide and feedback form and were encouraged to complete the feedback form. A Woodfibre LNG representative presented information, focusing on the consultation topics, and participants were invited to ask questions and provide feedback in the meeting.

Key themes from each of the small group meetings are summarized in this report beginning on page 6.

Meeting notes from the small group meetings can be found in Appendix 3.

2.4.4 OPEN HOUSES

218 people attended two open houses held on the following dates:

OPEN HOUSES			
Community	Date	Location	Time
Squamish 1	Wednesday, February 5, 2014	Howe Sound Inn	5:00 – 8:00 p.m.
Squamish 2	Saturday, February 15, 2014	Executive Suites Hotel	1:00 – 4:00 p.m.

The discussion guide and feedback form was provided to those who attended the open houses. Display boards summarizing the consultation content were set up around the room, and members of the Woodfibre LNG team were available to answer questions in one-on-one or small group settings.

At both of the open houses, the last hour included a question and answer session, providing an opportunity for participants to ask questions of the team.

Key themes from the open house question and answer sessions are summarized in this report beginning on page 6.

Meeting notes from the open house question and answer sessions can be found in Appendix 3.

2.4.5 SUBMISSIONS

In addition to feedback forms, input was received in the form of written submissions sent to info@woodfibrelng.ca. A total of 142 submissions were received during the first round of consultation. 142 submissions were received during the February 2014 Community Consultation. Of the 142 submissions received, 111 used identical or very similar wording to one of three letter templates. Results from submissions are summarized on page 19.

3. Key Results

3.1 KEY THEMES FROM SMALL GROUP MEETINGS AND OPEN HOUSES

The following are the key themes from the small group meetings and open house question and answer sessions. The meetings are listed in the order in which they were held.

MEETING	KEY THEMES
<p>Squamish Small Group Meeting 1 Tuesday, February 4, 2014 1:00 – 3:00 p.m.</p>	<ul style="list-style-type: none"> • Some participants were interested in the LNG ships that would travel to and from the Woodfibre LNG Project, including how big they would be, what the effect of their wake would be on the shoreline, whether they would be owned by Woodfibre LNG or chartered, and whether they would be moored in Howe Sound. • Some participants were interested in the trade-offs of an onshore or land-based facility versus a floating facility. • Some participants asked whether the liquefaction process for the Woodfibre LNG Project would be powered by electricity or natural gas. There were concerns about the emissions from the use of natural gas. • Some participants raised concerns about the safe transportation of natural gas and LNG, and asked what would happen in the case of a LNG leak. • Some participants were interested in more information about the jobs created by Woodfibre LNG and if they would be available to residents of Squamish. Many wanted to know what types of jobs would be available during operations, and whether they would be long-term, well-paying jobs. There was concern that a floating LNG facility would be built elsewhere, reducing the potential benefits of job creation in Squamish. • Some participants were concerned that the Woodfibre LNG Project would draw on the local volunteer firefighting department and were interested to know if Woodfibre LNG would provide opportunities for training additional first responders, including hazardous materials training.

MEETING	KEY THEMES
<p>West Vancouver Small Group Meeting Tuesday, February 4, 2014 6:00 – 8:00 p.m.</p>	<ul style="list-style-type: none"> • Some participants were concerned with the navigation of LNG carriers in Howe Sound, requesting that Woodfibre LNG provide additional information and a detailed shipping plan. • Some participants were interested in promoting tourism and recreational use of Howe Sound. • Some participants expressed disapproval at the proposed location of the project, suggesting Howe Sound was the wrong choice for this type of industrial activity and shipping. • Some participants were concerned with and requested additional information about a worst case scenario in which an LNG carrier ran aground or was otherwise ruptured. • Some participants were concerned that the floating liquefaction facility would be the first of its kind. • Some participants were concerned that the change of ownership of the LNG as it is moved on to the ship would create a situation where liability is undefined. Some participants wanted assurances that the buyers would carry enough insurance to cover leaks, spills and accidents.
<p>Whistler Small Group Meeting Wednesday, February 5, 2014 1:00 – 3:00 p.m.</p>	<ul style="list-style-type: none"> • Some participants were interested in more information about the FortisBC pipeline that would bring natural gas to the Woodfibre LNG Project, including its expansion, capacity, proposed routing and timing of construction. • Some participants were interested in more information about the advantages of a floating LNG facility. • Some participants asked about the benefits of the Project for residents of Squamish and Whistler, including whether jobs would be available to local workers. Some asked whether there could be language in construction contracts that specified use of local contractors. • Some participants asked about the frequency of LNG carriers coming to and from the Woodfibre facility, requesting additional information about ownership of the carriers, whether they would be piloted by BC Coast pilots and the possibility of carriers being moored in Howe Sound. Some participants expressed concern about the impact of LNG carriers on recreational boaters in Howe Sound, suggesting a way to reduce these conflicts would be for LNG shipments to occur at night. • Some participants were interested in the technologies that would be used to treat and liquefy the natural gas and how the water and contaminants removed from these processes would be disposed of.

MEETING	KEY THEMES
<p>Squamish Open House 1 Wednesday, February 5, 2014 5:00 – 8:00 p.m.</p>	<ul style="list-style-type: none"> • Some participants were concerned about the potential impacts of the Woodfibre LNG Project on air quality and the marine environment in Howe Sound, noting that marine life was showing signs of recovery following the end of industrial activity at the Woodfibre pulp mill and the Britannia Mine. • Some participants asked Woodfibre LNG to select electricity to power the liquefaction process regardless of cost, stating that it would be better for the community than using natural gas. • Some participants expressed concern and sought information about emissions that would result from the Woodfibre LNG Project, with some particularly concerned about potential odours or visual impacts. • Some participants sought information about the worst-case scenario that could occur from the transportation of LNG. • Some participants asked about the nature of the jobs that the Project would create during operations, including whether they would be highly specialized jobs that would need to be outsourced, or if they would be available to local workers. • Some participants asked why Woodfibre LNG had chosen to locate this project in Squamish, suggesting that a project of this nature should not be sited in a highly populated area like Howe Sound.
<p>Squamish Small Group Meeting 2 Thursday, February 6, 2014 1:00 – 3:00 p.m.</p>	<ul style="list-style-type: none"> • 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.

MEETING	KEY THEMES
<p>Squamish Small Group Meeting 3 Thursday, February 6, 2014 6:00 – 8:00 p.m.</p>	<ul style="list-style-type: none"> • Some participants were concerned with the amount of fresh water the liquefaction process would require. • Some participants wanted confirmation regarding whether Woodfibre LNG planned to meet or exceed environmental requirements, articulating that community acceptance and support of the project would be dependent on whether Woodfibre LNG went over and above the minimum regulatory requirements. • Some participants were concerned that the Woodfibre LNG Project would negatively impact air quality and increase emissions in Squamish. • Some participants were interested in more information about the jobs created by Woodfibre LNG and if they would be available to residents of Squamish. • Some participants expressed a strong interest and preference for the use of hydroelectricity to power the Woodfibre LNG liquefaction process. • Some participants were concerned that by supporting the Woodfibre LNG Project, it would mean they are in turn supporting fracking.
<p>Britannia Beach Small Group Meeting Wednesday, February 12, 2014 1:00 – 3:00 p.m.</p>	<ul style="list-style-type: none"> • Some participants were concerned about the overall safety of the Woodfibre LNG site, including the possibility of an LNG leak, explosion or a terrorist attack, and requested additional information regarding a disaster response plan. • Some participants requested additional details about the facility and vessel exclusion zones, including how the exclusion zones would be administered and the potential effects they may have on recreational boaters, the oceanfront and cabins in Howe Sound. • Some participants were concerned about potential noise and air pollution created from the Woodfibre LNG facility. • Some participants were interested in whether the liquefaction facility would be powered by electricity or natural gas. • Some participants expressed concerns that, despite its close proximity to the Woodfibre site, Britannia Beach would not receive municipal taxes from Woodfibre LNG. • Some participants expressed concerns about the floating LNG facility, questioning how the facility would be built and whether its location on water would decrease the amount of tax that Woodfibre LNG would pay.

MEETING	KEY THEMES
<p>Squamish Open House 2 Saturday, February 15, 2014 1:00 – 4:00 p.m.</p>	<ul style="list-style-type: none">• Some participants asked for more information about the types of jobs that would be created by the Project, including whether they would be available to local workers or filled by temporary foreign workers, and whether they would be unionized positions.• Some participants stated that Woodfibre LNG should not provide money to sponsor local organizations until after the environmental assessment process is complete.• Some participants asked Woodfibre LNG to ensure that all facilities and equipment meet Canadian and international codes and standards, particularly if they are going to be constructed outside of Canada.• Some participants asked about the remediation that is currently underway on the Woodfibre site, including whether members of the community could tour the site to see its current state, and the work being done to clean it up.• Some participants sought clarification regarding the factors that Woodfibre LNG would use in deciding whether to use electricity or gas to power the liquefaction process.

3.2 RESULTS FROM FEEDBACK FORMS

This section provides the results from the 86 feedback forms received.

ENVIRONMENTAL, SOCIO-ECONOMIC AND SOCIO-COMMUNITY STUDIES

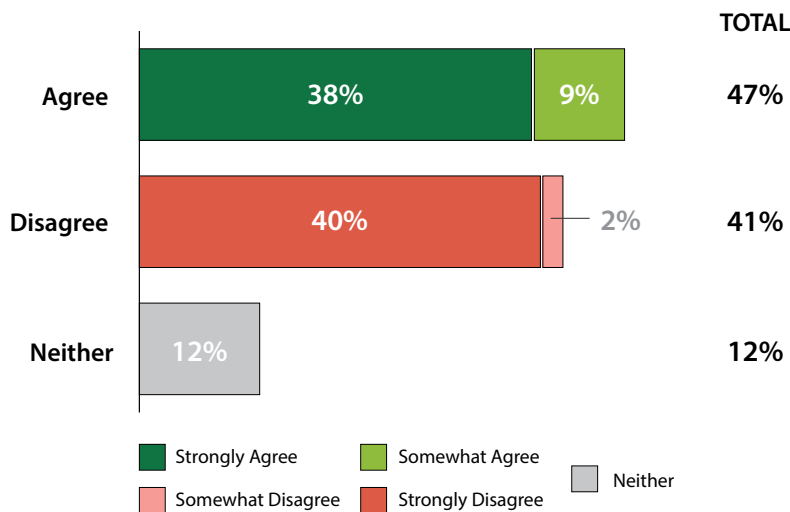
Woodfibre LNG is currently undertaking baseline environmental, socio-economic and socio-community studies to determine current conditions in the project area. The studies that we are undertaking include marine habitat, terrestrial wildlife and air quality.

The results of these studies will be used to determine potential project effects, and in developing mitigation measures, as required.

Future areas of study as part of the environmental assessment would be determined by regulators, but may include:

- Accidents and malfunctions
- Air quality, climate and greenhouse gases (GHGs)
- Ambient light
- Aquatics and water quality
- Assessment coordination, management, health and safety
- Contamination/groundwater
- Cumulative effects
- Freshwater plant and animal life (flora and fauna)
- Heritage
- Human health assessment
- Land and resource use
- Marine slope risk
- Marine plants and animals (flora and fauna)
- Navigable waters
- Noise
- Terrestrial resources and wildlife
- Visual aesthetics

1. Please rate your level of agreement with the above areas of study:



Base (n=86) Note: Totals may not add up due to rounding.

- 47% of respondents agreed with the areas of study, with 38% indicating they strongly agreed
- 41% disagree, while 12% neither agreed nor disagreed

2. Please provide reasons for your level of agreement or any additional areas that you think should be studied:

From 67 respondents who provided reasons and additional comments, the following were the most frequently mentioned themes.

COMMENTS REGARDING LEVEL OF AGREEMENT OR ADDITIONAL AREAS OF STUDY	TOTAL COMMENTING
Require a guarantee that all of the potential areas of study listed would be subject to environmental assessment	42
Concern that the Howe Sound environment is just beginning to recover after years of industrial damage	36
Concern surrounding LNG vessel safety and environmental impacts	33
Concern that marine flora and fauna will be negatively impacted	32
Concern that quality of life may be negatively affected with potential loss of clean environment, drop in property values, loss of view, and changes to the community	31
Concerns with possible impact on Squamish's tourism industry, which is identified as the Outdoor Recreation Capital of Canada	31
Concern over potential environmental impacts on the eagle and bird populations	30
Air quality, climate and greenhouse gas studies are necessary, results and additional information must be presented to the public	30
More information is needed about potential health impacts – a Human Health Assessment is a necessary study	29
Concern about impact on future growth and development of Sea-to-Sky communities, specifically waterfront residential development projects and the ability to attract new businesses	29
A cost versus benefit assessment needs to be undertaken to properly address community concerns	29
Concern about the risk of an explosion (worst case scenario) and overall safety of the LNG facility and carrier vessels	28
Concern about light pollution to surrounding communities	28
Concern about the consultation and effect of project on First Nations communities	28
Concern about noise pollution from the LNG facility to surrounding communities	28
Opposition to Woodfibre LNG Project	28
Concern about rail and pipeline expansion, safety, and environmental impacts	27
Opposition to industrial development in this location	26

Note: The number of comments may exceed the total commenting, as participants may have commented on more than one topic.

CURRENT ENGINEERING AND ENVIRONMENTAL STUDIES

To assist with project planning and environmental assessment, Woodfibre LNG is currently studying the following topics:

- **Minimizing Effects on the Howe Sound and Sea-to-Sky Airsheds:** Woodfibre LNG is actively exploring ways to reduce the effects of the Project on air quality, including the potential use of electricity to power the LNG facility.
- **Public Safety and Security:** There will be areas around the Woodfibre LNG facility and carriers where only authorized personnel can enter. Woodfibre LNG is currently studying options for the location of Project components to get a better understanding of the location and extent of these safety zones. Subject to the results of this work, there may be opportunities to provide public access to backcountry.
- **Transportation of LNG:** Woodfibre LNG recognizes that residents and recreational boaters may have concerns about LNG carriers in Howe Sound. We are currently studying ways to maximize the safety and predictability of LNG carrier movements while minimizing impacts to other uses of Howe Sound.
- **Reducing Visual Impacts of the Site:** Through early discussions with local government, community members and the tourism industry, we recognize that there is interest in the landscaping of areas of the site that are not required for the Project. These areas, which are currently covered in concrete, would likely be planted, to reduce the visual impact of the site from surrounding areas.

3. Please provide any comments you may have regarding these areas of study, or other study topics that you would like Woodfibre LNG to consider:

From 72 respondents who provided comments regarding this question, the following were the most frequently mentioned themes.

COMMENTS REGARDING AREAS OF STUDY	TOTAL COMMENTING
Concern that quality of life may be negatively affected with potential loss of clean environment drop in property values, loss of view, and changes to the community	49
Woodfibre LNG should power entire facility using hydroelectricity as opposed to natural gas to reduce impacts on air quality, climate and greenhouse gas emissions	47
Concern that Howe Sound environment is just beginning to recover after years of industrial damage	46
Concern surrounding LNG vessel safety and environmental impacts	44
Concern about the risk of an explosion (worst case scenario) and overall safety of the LNG facility and carrier vessels	40
Concern that marine flora and fauna will be negatively impacted	40
Concerns with possible impact on Squamish's tourism industry, which is identified as the Outdoor Recreation Capital of Canada	40
Woodfibre LNG should continue its research in all four of the study areas outlined	38

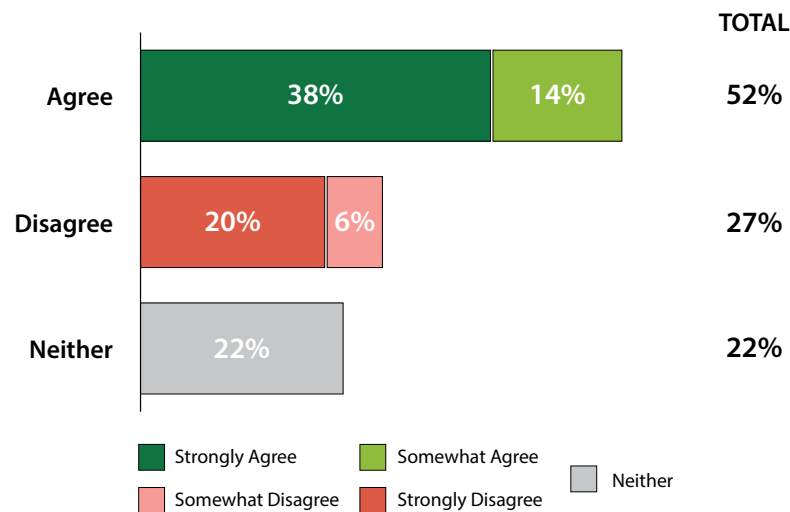
COMMENTS REGARDING AREAS OF STUDY – CONTINUED	TOTAL COMMENTING
Concern about impact on future growth and development of Sea-to-Sky communities, specifically waterfront residential development projects and the ability to attract new businesses	36
Opposition to Woodfibre LNG Project	36
A cost versus benefit assessment needs to be undertaken to properly address community concerns	33
Studies should address concerns about noise pollution in surrounding communities	33
Studies should address concerns about light pollution in surrounding communities	32
Additional area of study should address concern of project impacts on and consultation of First Nations communities	32
Opposition to industrial development in this location	31
Additional area of study should address concern over environmental impacts on the eagle and bird populations	31
Concern about rail and pipeline expansion, safety, and environmental impacts	30
Concern about potential health impacts – Human Health Assessment is a necessary study	30

Note: The number of comments may exceed the total commenting, as participants may have commented on more than one topic.

PUBLIC RECREATIONAL ACCESS TO BACK COUNTRY

The Woodfibre site comprises approximately 86 hectares (213 acres). There will be areas around the Woodfibre LNG facility and carriers where only authorized personnel can enter. Woodfibre LNG is currently studying options for the location of Project components to get a better understanding of the location and extent of these safety zones. Subject to the results of this work and any public safety regulations, there may be opportunities to provide public access to back country areas of the site beyond the safety zones. If such opportunities exist, a preliminary concept under consideration is whether access could be provided through the construction of a jetty and check-in facility, or through ferry from downtown Squamish.

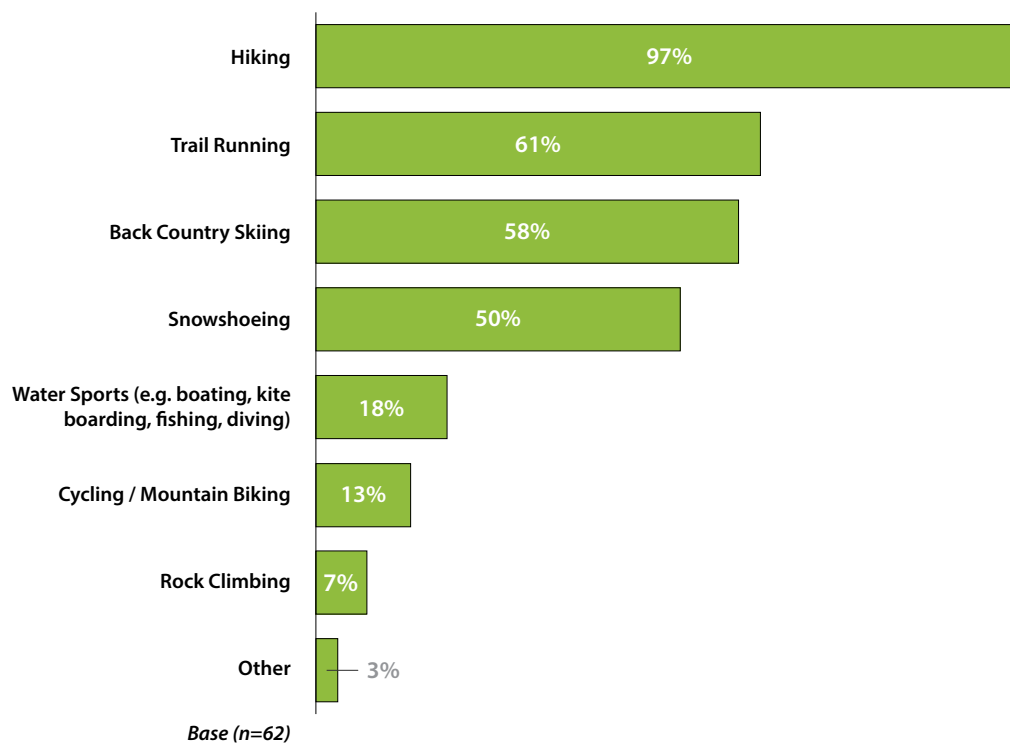
4. Please rate your level of agreement with Woodfibre LNG pursuing public recreational access to back country, subject to definition of safety zones:



Base (n=64) Note: Totals may not add up due to rounding.

- 52% of respondents agreed, with 38% indicating they strongly agreed
- 27% disagreed, while 22% neither agreed nor disagreed

5. Please indicate which of the following activities you participate in (select all that apply):



6. Please provide any additional comments you may have regarding these or other ideas or public recreational access to the back country.

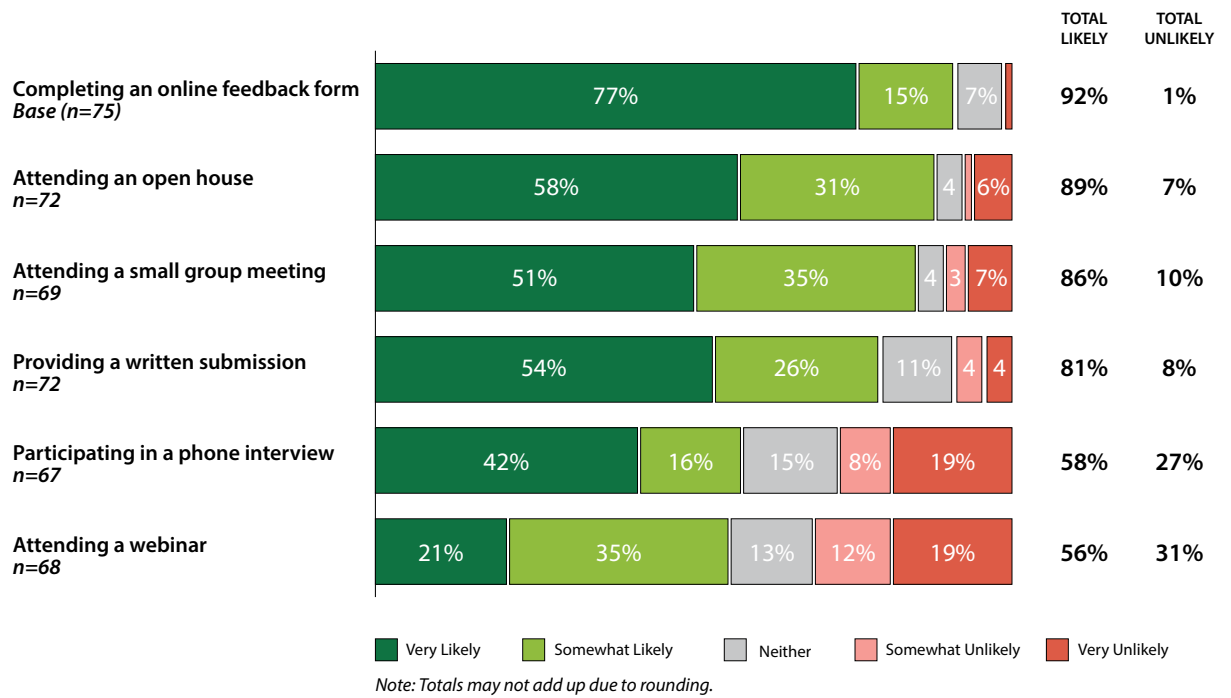
From 52 respondents who provided comments regarding this question, the following were the most frequently mentioned themes.

COMMENTS REGARDING PUBLIC RECREATIONAL ACCESS TO BACK COUNTRY	TOTAL COMMENTING
Skeptical of the likelihood of back country access near proposed Woodfibre LNG site	32
More information needed about the size of the safety zone surrounding the Woodfibre LNG facility	18
Environmental impact concerns outweigh any potential back country access benefits	15
More information needed about back country access, availability of public docks, and trail maintenance	8
Back country access is important	5
This is not a good location for back country access	3

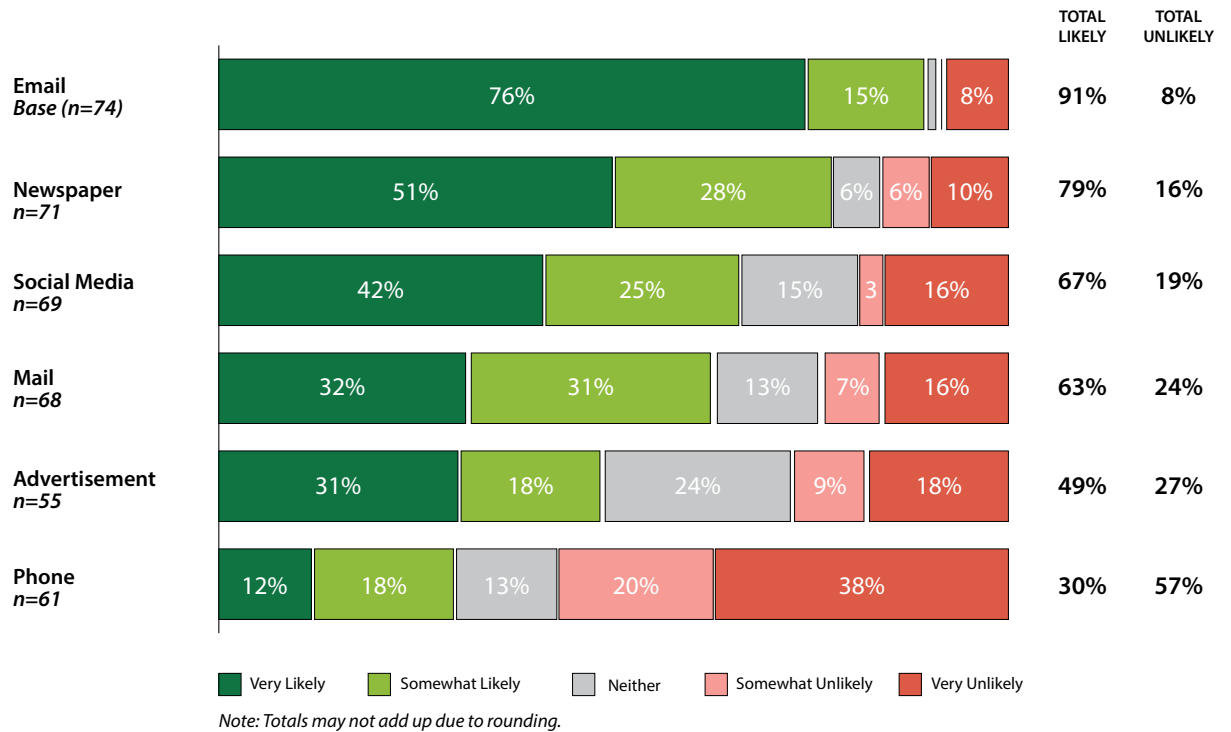
Note: The number of comments may exceed the total commenting, as participants may have commented on more than one topic.

CONSULTATION METHODS AND PROJECT UPDATES

7. Please rate how likely you would be to participate in each of the following consultation methods in future rounds of Woodfibre LNG-led consultation:



8. Please indicate how likely you would be to read information regarding the Woodfibre LNG Project and future consultation opportunities received by:



9. Please provide any additional comments you may have about consultation regarding the Woodfibre LNG Project

From 54 respondents who provided reasons and additional comments, the following were the most frequently mentioned themes.

ADDITIONAL COMMENTS REGARDING CONSULTATION	TOTAL COMMENTING
Opposition to Woodfibre LNG Project	32
Woodfibre LNG should power entire facility using hydroelectricity as opposed to natural gas to reduce impacts on air quality, climate and greenhouse gas emissions	27
Woodfibre LNG Project should only proceed if it intends to exceed current environmental standards	26
Human Health Assessment is a necessary study, concerns surrounding health impact	23
Skeptical of consultation process, concerns of it being poorly advertised and biased	12
Public consultation of the community is important, positive experience at small group meeting	9
Concern about the risk of an explosion (worst case scenario) and overall safety of the LNG facility and carrier vessels	9
Concern that quality of life may be negatively affected with potential loss of clean environment, drop in property values, loss of view, and changes to the community	8

Note: The number of comments may exceed the total commenting, as participants may have commented on more than one topic.

ADDITIONAL COMMENTS

10. Please provide any additional comments you may have regarding any aspect of the Woodfibre LNG Project.

From 59 respondents who provided additional comments regarding the Woodfibre LNG Project, the following were the most frequently mentioned themes.

COMMENTS REGARDING WOODFIBRE LNG PROJECT	TOTAL COMMENTING
Opposition to Woodfibre LNG Project	32
Woodfibre LNG Project should only proceed if it intends to exceed current environmental standards	27
Woodfibre LNG should power entire facility using hydroelectricity as opposed to natural gas to reduce impacts on air quality, climate and greenhouse gas emissions	26
Concern about the risk of an explosion (worst case scenario) and overall safety of the LNG facility and carrier vessels	23
Concern that quality of life may be negatively affected with potential loss of clean environment, drop in property values, loss of view, and changes to the community	12
Skeptical of the proposed economic benefits to the community specifically in regards to taxes and job creation	9
Overall, more information is needed about the Woodfibre LNG Project	9
Concern that quality of life may be negatively affected with potential loss of clean environment, drop in property values, loss of view, and changes to the community	8
Human Health Assessment is a necessary study, concerns surrounding health impacts	12
Concern that marine flora and fauna will be negatively impacted	10
Concern about rail and pipeline expansion, safety, and environmental impacts	9
Concern about LNG carrier safety and environmental impacts if a LNG leak were to occur	7
Woodfibre LNG Project would have negative effect on the surrounding areas outdoor recreation and tourism industry	5
Concerns about the purchase and use of fracked gas	4
Concern about light pollution to surrounding communities	3

Note: The number of comments may exceed the total commenting, as participants may have commented on more than one topic.

3.3 RESULTS FROM SUBMISSIONS

142 submissions were received during the February 2014 Community Consultation. Of the 142 submissions received, 111 used identical or very similar wording to one of three letter templates. The following are the most frequently mentioned themes.

SUBMISSIONS	TOTAL COMMENTING
Opposition to Woodfibre LNG Project	129
Concern that quality of life may be negatively affected with potential loss of clean environment, drop in property values, loss of view, and changes to the community	109
Woodfibre LNG Project would have negative effect on the surrounding areas outdoor recreation and tourism industry	98
Concern that marine flora and fauna will be negatively impacted	84
Skeptical of the proposed economic benefits to the community specifically in regards to taxes and job creation	84
Concerns with air quality, climate and greenhouse gas impacts	80
Concern about LNG carrier safety and environmental impacts if a LNG leak were to occur	74
Human Health Assessment is a necessary study, concerns surrounding health impacts	74
Concern about the risk of an explosion (worst case scenario) and overall safety of the LNG facility and carrier vessels	72
Concern about light pollution to surrounding communities	70
Concerns with foreign ownership of Woodfibre Natural Gas Ltd. and Woodfibre LNG Project	68
Public consultation of the community is important, positive experience at small group meeting	27
Concerns whether electricity would be chosen to power the liquefaction process and how frequently flaring would take place once facility is in operation	15
Opposition to industrial development in this location	13
Overall, more information is needed about the Woodfibre LNG Project	10
Criticism of provincial government's rush to approve LNG facilities and its decision making heavily influenced by economic gains versus environmental impacts	8

Note: The number of comments may exceed the total commenting, as participants may have commented on more than one topic.

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