



**SUNSHINE COAST REGIONAL DISTRICT
REGULAR BOARD MEETING TO BE HELD
IN THE BOARDROOM OF THE SUNSHINE COAST
REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHELT, B.C.**



**THURSDAY MARCH 26, 2015
AMENDED AGENDA**

CALL TO ORDER 7:30 p.m.

AGENDA

1. Adoption of agenda

MINUTES

2. Regular Board meeting minutes of March 12, 2015

Annex A
Pages 1-14

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

PETITIONS AND DELEGATIONS

COMMUNICATIONS

REPORTS

3. Administrator's Report

Annex B
pp 15-16

4. Directors' Reports

Verbal

5. Special Corporate and Administrative Services Committee (R2 Budget) recommendation Nos. 1-50 and 52-60 of March 9, 2015
(recommendation No. 51 previously adopted)

Annex C
pp 17-32

6. Special Corporate and Administrative Services Committee (R2 Budget) recommendation Nos. 1-12 of March 10, 2015

Annex D
pp 33-36

7. Planning and Development Committee recommendation Nos. 1 and 4-22 of March 12, 2015 *(recommendation Nos. 2-3 previously adopted)*

Annex E
pp 37-43

8. Special Corporate and Administrative Services Committee (Strategic Plan) recommendation No. 1 of March 13, 2015

Annex F
pp 44-45

9. Community Services Committee recommendation Nos. 1-14 of March 19, 2015

Annex G
pp 46-49

- 9a **➔ADD** Corporate and Administrative Services Committee recommendation Nos 4, 10 and 12 of March 26, 2015

Late Item
pp 49a-e

- | | | |
|-----|--|-----------------|
| 10. | Sunshine Coast Regional District Parcel Tax Roll Review Panel Report of March 12, 2015 (<i>for receipt only</i>) | Annex H
p 50 |
|-----|--|-----------------|

MOTIONS

BYLAWS

- | | | |
|-----|--|---------------------|
| 11. | <p>⇒ INSERT <i>Schedule A</i> “Sunshine Coast Regional District Financial Plan Bylaw No. 700, 2015”</p> <p>– <i>first, second, third reading and adoption</i></p> <p>(<i>Voting – All Directors – weighted vote: A2, B-2, D-2, E-2, F-2, Sechelt-5, Gibsons-3, SIGD-1</i>)</p> | Annex I
p 51-51a |
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NEW BUSINESS

IN CAMERA

THAT the public be excluded from attendance at the meeting in accordance with Section 90 (1) (d) and (e) of the Community Charter –“the security of the property of the municipality” and “the acquisition, disposition or expropriation of land or improvements...”.

Recommendation No. 4 *Strategic Plan Review*

The Corporate and Administrative Services Committee recommended that the Chief Administrative Officer's report titled "Strategic Plan Review" be received;

AND THAT there be a Special Corporate and Administrative Services Committee Meeting on April 2, 2015 immediately following the Infrastructure Services Committee;

AND THAT the report titled "Strategic Plan Review" be deferred to the April 2, 2015 Special Corporate and Administrative Services Committee Meeting;

AND FURTHER THAT this recommendation be forwarded to the March 26, 2015 Regular Board Meeting for adoption.

Recommendation No. 10 *Woodfibre LNG and Eagle Mountain-Woodfibre Gas Pipeline Environmental Assessments*

The Corporate and Administrative Services Committee recommended that the Senior Planner's report titled "Woodfibre LNG and Eagle Mountain-Woodfibre Gas Pipeline Environmental Assessments – SCRD Board Comments" be received;

AND THAT staff submit the comments contained in Attachment B of this report to the BC Environmental Assessment Office as amended, as follows:

Eagle Mountain-Woodfibre Gas Pipeline**Air Quality**

Staff Comment – Air quality monitoring in Howe Sound, at least within the SCRD is limited. Fortis BC should work with Woodfibre LNG Inc. to establish additional and/or updated air quality monitoring stations within the SCRD area of Howe Sound (such as on Gambier and Keats Islands and in points on the east west side of the Sound. The stations need to be equipped to monitor the potentially harmful gases/materials that could be released during maintenance (flares) and in case of accidents. The information from the stations needs to be made publically available in real time on a website as is currently done for Howe Sound Pulp and Paper Mill air quality data. Questions have been raised about the accuracy of the monitoring station in Langdale. Thus the monitoring stations need to be established early in the project so that baseline information could be gathered much sooner before project was in production and there was tanker traffic and any discharges into the air shed. This will provide more accurate baseline information. Response plans need to be developed to address situations where safe levels are exceeded on a regular basis.

Woodfibre LNG**Impact on Community Infrastructure and Services (Section 7.1.1.2.4 – Transportation)**

Staff Comment - none

Emergency Services (Section 7.1.1.3.4 and 5 Marine Rescue and Emergency Management)

Staff Comment – **RCMSR Royal Canadian Marine Search and Rescue** is a voluntary group and requires donations to operate. The additional marine traffic to serve Woodfibre may increase calls for the service. Woodfibre LNG Ltd should support the service through regular donations.

Marine Transport (Section 7.1.2)

Staff Comment – The proponent should **confirm that Q Max carriers will not be used commit to LNG carrier size as set out in the Environmental Assessment application.**

Staff Comment – the proponent should **confirm that there will not be an increase in LNG production capacity commit to the LNG production capacity set out in the Environmental Assessment application.**

Staff Comment – the applicant needs to comment on frequency of shipments and the EA should consider the need to provide limits to prevent higher number of shipments in periods that are likely to attract higher recreation use, or in environmentally sensitive periods to marine species.

Staff Comment – the applicant needs to comment on frequency of shipments and the EA should consider the need to provide limits to prevent higher number of shipments in periods that are likely to attract higher recreation use, or in environmentally sensitive periods to marine species.

New Comment – Recreational boating is part of the Sunshine Coast's culture and economy. Woodfibre LNG should take measures to mitigate impact and improve safety such as by posting information about LNG Carrier movements on a Woodfibre LNG Inc. website.

Marine Transport Assessment (Section 7.3)

Staff Comment – It is unfortunate that such an important process is likely to be concluded outside of the EA process timeline. It is preferable that TERMPOL is brought within the EA process, however legislation and scope limitations may not allow for this. It is commendable that the proponent is volunteering to undergo the TERMPOL review and committed to following its recommendations. It would be helpful if there is a period of public review prior to finalizing the Committee's recommendations **such that the report is draft and after consultation becomes final. This will allow for a review of draft recommendations and input to be incorporated into to the final report.**

New Comment – With regards to Woodfibre LNG Inc.'s commitment to follow the TERMPOL recommendations it would be helpful if this could be demonstrated by confirming a commitment to do so in a Memorandum of Understanding.

(Section 7.3.2.3.4.5) Staff Comment – The proponent should be required to notify recreational associations (such as kayak clubs, yacht clubs, dive clubs of the date/time that LNG carriers are scheduled to move through Howe Sound), **for example by posting information on a Woodfibre LNG Inc. website.** This could reduce the potential for accidents. This information could also be posted at launch sites and distributed to marine based tourism/recreation companies.

New Comment – That the letter dated November 24, 2014 to the Prime Minister of Canada regarding Board resolution 424/14 urging a that the Federal Government ban the passage of LNG tankers in the waters of Howe Sound and Georgia Strait be included.

BC Ferries

Staff Comment – There may be a submission from BC Ferries and this should be highlighted as many public comments relate to possible impact on ferry movements. If there is no formal comment from BC Ferries then this needs to be sought and included in the EA. Staff acknowledge that the proponent cannot force an organization or individual to comment. Leaving input to the TERMPOL study is not the best option for BC Ferries.

Staff Comment - Another point is that use of BC Ferries schedules is not sufficient background research. Ferry schedules often change due to unforeseen circumstances (such as mechanical problems, thus the schedule should not be relied upon to schedule LNG carrier movements. As with small recreation based operators, the proponent should be required to notify BC Ferries of the date/time that LNG carriers are scheduled to move through Howe Sound. This will help to reduce/mitigate delays or conflicts with ferry movements.

Marine Environment

Marine Mammals

Staff Comment - Infrequent and reversible isn't adequate when considering impact on endangered populations of resident Orcas. If their mating behaviour, for example, is altered, that might be the pivotal point towards their extinction.

New Comment – With regard to marine mammals in general it should be noted that, due to environmental improvements in Howe Sound, the habitat has increased and this may have an impact on what should be considered critical areas. Which in turn improves the potential to protect endangered species.

Glass Sponge Reefs

Staff Comment – additional review/analysis should take place to determine if there are glass sponge reefs near the LNG carrier route and what impact could arise from wake (of the LNG carrier and the tugs).

Use of Seawater Cooling

Staff Comment – There is missing information about the potential impact of seawater cooling. This may be addressed by the additional technical report requested by the EA Working Group. There is some concern about using water quality guidelines as the trigger to activate de-chlorination; the chlorine level in the seawater should be the trigger.

New Comment - The SCRD considers that use of seawater cooling is not the best method nor is it state of the art. As part of the additional information, a detailed, clear review of alternative technologies needs to be presented.

Range of Post EA Plans and Follow-Up Programs (Section 13)

Staff Comments - there is little reference to public consultation in this section. The final form and requirements of these various plans and monitoring programs can impact community acceptance or comfort with the proposal. There should be a period for public and local government review of draft plans before they are finalized. In results of monitoring should be made available (this is likely to happen however it is not clear in the application). Of key interest to the SCRD are the Marine Transport Management plan, Fisheries and Aquatic Life monitoring and Air Quality monitoring.

Air Quality (Section 5.2)

Staff Comment – Air quality monitoring in Howe Sound, at least within the SCRD is limited. Woodfibre LNG Inc. should work with Fortis BC. to establish additional and/or updated air quality monitoring stations within the SCRD area of Howe Sound (such as on Gambier and Keats Islands and in points on the east west side of the Sound. The stations need to be equipped to monitor the potentially harmful gases/materials that could be released during maintenance (flares) and in case of accidents. The information from the stations needs to be made publically available in real time on a website as is currently done for Howe Sound Pulp and Paper Mill air quality data. Questions have been raised about the accuracy of the monitoring station in Langdale. Thus the monitoring stations need to be established early in the project so that baseline information could be gathered much sooner before project was in production and there was tanker traffic and any discharges into the air shed. This will provide more accurate baseline information. Response plans need to be developed to address situations where safe levels are exceeded on a regular basis.

AND THAT a copy of this report and associated Board resolution be forwarded to the proponent, Woodfibre LNG Limited;

AND THAT a copy of the Sunshine Coast Regional District's letter to The Right Honourable Stephen Harper, Prime Minister of Canada dated November 24, 2014 regarding "LNG Tankers in Howe Sound and Georgia Strait" be attached to the report to be forwarded to Woodfibre LNG Limited;

AND THAT a copy of this report and associated Board resolution be forwarded to the Town of Gibsons, the District of Sechelt, to all Advisory Planning Commissions (APC) and the Natural Resource Advisory Committee (NRAC) for information;

AND FURTHER THAT this recommendation be forwarded to the March 26, 2015 Regular Board Meeting for adoption.

Recommendation No. 12 *Roberts Creek Community Association Grant Request*

The Corporate and Administrative Services Committee recommended that the Treasurers' report titled "Roberts Creek Community Association Debt Reserve Funds – for Roberts Creek Community Hall Acoustic Sound Baffles" be received;

AND THAT \$1,000 be approved to the Roberts Creek Community Association for acoustic sound baffles at the Roberts Creek Community Hall from the Area D Grant-in-Aid function 127 and the 2015 Financial Plan be amended accordingly;

AND FURTHER THAT this recommendation be forwarded to the March 26, 2015 Regular Board Meeting for adoption.

**Sunshine Coast Regional District Consolidated
Five Year Financial Plan
2015-2019**

Revenues	2015 BV	2016 FP	2017 FP	2018 FP	2019 FP
Property Tax	(17,367,491)	(16,905,305)	(16,823,416)	(16,514,982)	(16,511,456)
Parcel Taxes					
Parcel	(5,025,926)	(5,025,926)	(5,025,926)	(5,025,926)	(5,025,926)
Frontage	(65,970)	(65,970)	(65,970)	(65,970)	(65,970)
Fees & Services	(10,175,436)	(10,190,436)	(10,190,436)	(10,190,436)	(10,190,436)
Other Sources					
Other Revenue Own Sources	(5,529,871)	(5,555,178)	(5,567,888)	(5,605,287)	(5,568,728)
Grants in Lieu	(61,881)	(61,881)	(61,881)	(61,881)	(61,881)
Unconditional Transfers - External	(227,000)	(227,000)	(227,000)	(227,000)	(227,000)
Conditional Transfers - External	(4,451,393)	(1,869,929)	(1,869,929)	(1,832,741)	(1,823,444)
Debt Transfers - Municipalities	(1,087,554)	(1,068,804)	(1,012,251)	(1,012,251)	(967,936)
Borrowing Proceeds	(725,574)	(70,000)	(70,000)	(126,000)	(70,000)
Interfund Transfers					
Transfers from reserves	(3,749,819)	(66,235)	(44,183)	(86,650)	(44,490)
Development Cost Charges	-	-	-	-	-
Appropriated Surplus	(192,161)	(48,005)	(48,005)	(10,818)	(1,520)
Surplus from prior year operations	(75,825)	-	-	-	-
	(48,735,901)	(41,154,669)	(41,006,885)	(40,759,942)	(40,558,787)
Expenditures	2015 BV	2016 FP	2017 FP	2018 FP	2019 FP
Operating Purposes	33,817,667	32,978,416	32,993,183	32,986,156	32,914,023
Debt					
Principal	2,083,539	2,180,767	2,052,326	1,816,971	1,764,470
Interest	1,981,535	1,969,740	1,931,318	1,892,131	1,857,615
Issue Expense	-	-	-	-	-
Capital purposes	8,157,976	1,193,059	1,193,059	1,249,059	1,193,059
Interfund Transfers					
Transfers to reserves	2,578,086	2,832,676	2,836,987	2,815,609	2,829,609
Deficits from prior year operations	117,089	-	-	-	-
	48,735,892	41,154,659	41,006,874	40,759,928	40,558,777
Adjust for cumulative rounding errors	9.14	10.33	11.58	14.63	10.12
Net (Surplus)/Deficit	-	-	-	-	-