

To: Council

From: Community Planning and Sustainability

Date: October 17, 2023

Subject: Woodfibre Liquefied Natural Gas and FortisBC/Eagle Mountain Pipeline Projects Update

1. Objective:

To summarize project-related activities for the FortisBC Eagle Mountain (EGP) – Woodfibre Gas projects (WLNG) from July through September 2023.

2. Project Timelines:

a. **The FortisBC Eagle Mountain Pipeline Project (EGP)**

- On July 28, 2023, FortisBC issued its 30-day construction notice to the BC EAO to commence construction activities on August 28, 2023.
- FortisBC hosted a Pre-Job Meeting attended by regulators, including the District, sub-contractors, and FortisBC EGP project team on August 22, 2023.
 - a. During this meeting, FortisBC EGP presented details on the various aspects of project construction, permitting and compliance, safety procedures and emergency response.
 - b. The meeting provided an overview of construction timing (see [attachment 1](#)).

b. **Woodfibre Liquefied Natural Gas (WLNG)**

- On June 2, 2023, WLNG issued its 90-day construction notice to the BC Environmental Assessment Office (EAO) with an anticipated start date of September 1, 2023.
- District staff have requested a phased site plan from WLNG, which has yet to be received.
- As part of WLNG's construction notification to the Environmental Assessment Office (EAO), construction milestones were provided (see [attachment 2](#)).

All EGP and WLNG project work and associated timings are subject to the District and other regulatory bodies' approval of related permit and license applications.

3. Project Activities: July 1, 2023 – September 30, 2023

District staff continued stressing the need for capacity funding and improved processes to the proponents, the Environmental Assessment Office (EAO), and various provincial ministries while advancing in-stream temporary use permit applications, engineering works, environmental permits, and the review of management plans.

Project	Update
EGP	<p>During this period, the District:</p> <ul style="list-style-type: none"> ➤ provided feedback and reviewed revised plans associated with the Fortis EGP project Temporary Use Permit (TUP) applications for the laydown area and lodge. ➤ reviewed in-stream permit applications relating to temporary buildings to be erected on the BC Rail site to support construction activities. ➤ advanced the Finch Storm Main Design. ➤ submitted a letter to the EAO relating to Environmental Assessment Certificate Amendment #3. Received a reply from the EAO regarding District comments. ➤ received a revised Detailed Site Bio-inventory for the Work Camp (i.e., DPA1)
WLNG	<p>During this period, the District:</p> <ul style="list-style-type: none"> ➤ received several management plans that were submitted by WLNG to the EAO for approval, including WLNG's Community Services and Infrastructure Management Plan (CSIMP Version 4), an Emergency Response Management Plan (ERP), a Traffic Impact Assessment (TIA) and a Traffic Control Management Plan (TCMP) and a Construction Marine Transportation Management and Monitoring Plan (MTMMP). Copies were provided to the District for review and feedback, which is in process. ➤ met with the BC Energy Regulator to coordinate regulatory aspects of the WLNG project.

	<ul style="list-style-type: none"> ➤ received a TUP application for a temporary workforce accommodation, “Floatel,” to be moored at the project site. The application is in process. ➤ continued to process in-stream applications for the WLNG site wide DPA-1, DPA-1 marine exemption, and form and character DPA-10. ➤ continued to process in-stream building permit applications.
Coordinated	Staff continued to provide project oversight for the District and engage with FortisBC and WLNG staff in joint monthly Technical Working Group meetings.

4. Anticipated Activities: October 1, 2023 – December 31, 2023

It is anticipated that the District will complete the review of WLNG management plans identified as conditions of EAP Certificates and submit comments to the EAO in the coming months. Staff anticipate completing the review and Council materials related to both proponent’s TUP applications and the continued processing of permit applications.

Project	Anticipated
EGP	<ul style="list-style-type: none"> • Council presentation for Laydown and Temporary Workforce Accommodation TUP, and associated plans. • Issuance decision of DPA1 after TUP decision for Temporary Workforce Accommodation. • Reviews of Traffic Impact Assessment and Traffic Management Strategy. • Ongoing processing of building and work permits. • Development of service agreements. • Monitoring of project impacts and effectiveness of mitigations
WLNG	<ul style="list-style-type: none"> • Council presentation for DPA10 Form and Character DP • Issuance decision of DPA1 Marine Exemption once DFO FAA is in place. • Issuance decision of site wide DPA1 once all requested documentation is in place.

	<ul style="list-style-type: none"> • Public Hearing and council presentation for TUP application for Floatel for decision • Council presentation of TCMP and TIA to council for feedback submission to EAO • Council presentation of Marine Traffic Management and Monitoring Plan for feedback submission to WLNG • Council presentation of ERP for feedback submission to WLNG • Ongoing processing of building and work permits
Coordinated	<p>Staff will continue to provide project oversight for the District and engage with FortisBC and WLNG staff in joint monthly Technical Working Group meetings.</p> <p>Staff will continue to work with other project regulators to coordinate regulatory processes and compliance-related activities.</p>

5. District Capacity Impacts:

- EGP project timelines provided by FortisBC need to consider the District's current work prioritization and processing capacity.
- FortisBC EGP and WLNG project engagement span multiple divisions, including Community Planning and Sustainability, Public Safety, Corporate Services, and Finance. Extensive engagement on this file, more than that of capacity-funded positions by the proponent, is having a material impact on the ability to process applications and provide a substantive review of related management plans, agreements, etc., within proposed project timelines.
- The District has requested that WLNG and FortisBC consider additional capacity funding to establish a District project management team to support regulatory and other project-related requirements related to the projects.

Attachments:

- [1. FortisBC Eagle Mountain Pipeline Project \(EGP\) construction timeline](#)
- [2. Woodfibre Liquefied Natural Gas \(WLNG\) construction timeline](#)
- [3. Fortis EGP and WLNG Activity Updated 09-26-2023](#)

Approved for Agenda:

Megan Latimer, Acting CAO

Schedule Overview – Woodfibre Site

EGP Tunnel - Activity (Woodfibre Site)	Start	Finish	Status
Mobilize, Set Up Site Offices, Raise and Grade Portal Area	28-Aug-23	24-Oct-23	Pending
Establish Power and Water Connections, Water Treatment Plant	29-Aug-23	5-Sep-23	Pending
Install 5.0MVA@12.47kV Power Service at WLNG and Plant Substation-Portal	5-Oct-23	10-Oct-23	Pending
Tree clearing at WLNG	30-Aug-23	8-Nov-23	Pending
Develop Quarry Dump Site-Install Portal Mesh/Mesh Anchors in Head Wall	7-Sep-23	16-Nov-23	Pending
Drill & Blast Starter Tunnel	17-Oct-23	21-Dec-23	Pending
Install all Hard Rock TBM surface support	17-Nov-23	10-Jan-24	Pending
Assemble Hard Rock TBM and Walk to the Face	11-Jan-24	18-Mar-24	Pending
Tunneling Hard Rock TBM launch	19-Mar-24		Pending
Launch Hard Rock TBM and Excavate first 150m	19-Mar-24	8-Apr-24	Pending
Hard Rock TBM All stop		17-Jul-25	Pending
Dissassemble and completely remove Hard Rock TBM to Woodfibre	18-Jul-25	17-Aug-25	Pending
Bedrock Tunnel Complete		21-Sep-25	Pending
Clean Rock Tunnel and Prep for Pipeline Installation	23-Oct-25	14-Nov-25	Pending
Backfill Pipelines in Hard Rock Tunnel with Acid Rock from Bulkhead	19-Feb-26	11-Apr-26	Pending
Demobilize Woodfibre Shops and Offices	12-Apr-26	16-Apr-26	Pending

Schedule Overview – BC Rail Site

EGP Tunnel - Activity (BC Rail Site)	Start	Finish	Status
Tunneling Contractor Mobilization to BC Rail	28-Aug-23	N/A	Pending
Set Up Site Offices, Raise and Grade Portal Area	11.Sep.23	15-Dec-23	Pending
Establish Power and Water Connections, Water Treatment Plant	22-Sep-23	13-Dec-23	Pending
Initial Assemble Soft Ground TBM and Test	18-Dec-23	3-Apr-24	Pending
Commence Soft Ground Tunnel	4-Apr-24	N/A	Pending
Excavation and Grout Interference Chamber	18-Aug-25	18-Nov-25	Pending
Mine interface Reach 20m	22-Sep-25	7-Oct-25	Pending
Soft Ground Tunnel Complete	N/A	7-Oct-25	Pending
Remove Piping in Soft Ground Tunnel (ventilation remains)	8-Oct-25	29-Oct-25	Pending
Remove Soft Ground TBM and Cutter Head from Tunnel	30-Oct-25	20-Nov-25	Pending
Clean Soft Ground Tunnel and Prep for Pipe	21-Nov-25	9-Dec-25	Pending
Install Pipes and Cathodic Protection. Perform Pre-test	10-Dec-25	20-Feb-26	Pending
Final Hydrotest on Both Pipelines	14-May-26	21-May-26	Pending
Install upper half concrete bulkhead	13-Apr-26	16-Apr-26	Pending
Soft Ground Tunnel and Interface Zone Backfill	17-Apr-26	21-Apr-26	Pending
Demobilize Remaining Surface Support from BC Rail	3.Jun.26	6/8/2026	Pending
Tunnel Contractor Demobilization from BC Rail Site	8-Jun-26	N/A	Pending

Woodfibre LNG key construction milestones for 2023 and 2024:

Milestone	Forecasted Date
Site Preparation	September 1, 2023
Start of Rough Grading	November 14, 2023
Start of Outside Battery Limits Construction on Site	February 13, 2024
Start of Inside Battery Limits Construction on Site	August 14, 2024
First Module Arrive at Site	October 8, 2024
Complete Material Offloading Facility (MOF) Installation	December 20, 2024

FortisBC EGP and WLNG Projects – District Activity Updates

For the period July 1, 2023 – Sept 26, 2023

a. FortisBC EGP Activity Updates for July 1, 2023 – Sept 26, 2023:

Activity	Lead Division	Completed Activities	Upcoming Activities
Community Services and Infrastructure Management Plan	CPS	EAO Approved March 15, 2023	Tracking updates
Construction Protocol Agreement	CPS	Review in progress	District staff to provide comments to Fortis
DPA-1 for TUP Lodge, including Access Road	CPS	Revised DPA-1 Bio-inventory received	Provide feedback following review
EA Amendment Assessment – FortisBC EGP Lodge	CPS	Received – internal referral. Comments provided to EAO.	EAO response received Sep 15, 2023
Emergency Response Plan	PS	Received new revision– internal referral.	Comments to be provided.
Traffic Control Management Plan	CPS	Revision 2 review complete	Provide feedback following review
Finch Storm Main Design	CPS	Preliminary design commenced	Review of preliminary design
North Crumpit Pipeline Alignment	CPS	Discussions in progress	Await decision from other parties
Right-of-Way	CPS	Discussions ongoing	Statutory right-of-way documents to be finalized
Ministry of Forests Road Use Permit	CPS	Discussions Ongoing	Review application
Building Permits	CPS	1 permit issued. 12 Permits – internal referral/ processing	Further review of stormwater and sanitary management. Issuance decision.
TUP - Laydown / Storage Area	CPS	Received – internal referral. Comments provided. Revisions received	Review of the TIA. Public hearing Council decision
TUP - Temporary Workforce Housing	CPS	Received – internal referral. Comments provided. Revisions received	Review of the TIA. Public hearing Council decision
Waste Management Plan - TUP Lodge/Laydown	CPS	Received – internal referral	Internal review underway
Wildfire Report - TUP Lodge/Laydown	CPS	Comments Provided	Internal review underway. Environment needs to review in sync with DPA 1.
Road Use Permit – NPS 24 Pipeline	CPS	Outstanding	Review application

FortisBC EGP and WLNG Projects – District Activity Updates

For the period July 1, 2023 – Sept 26, 2023

Servicing Agreements – Lodge/Laydown	CPS	Outstanding	To negotiate, should TUP be approved
Noise Exemption Permit - Tunnel	CPS	Outstanding	Receive – internal referral
Noise Exemption Permit - Laydown Yard	CPS	Outstanding	Receive – internal referral
Worker Code of Conduct	PS	District feedback provided	Final version shared by Fortis with no further revisions to be considered
Communications Protocol	CS	FortisBC provided final version	No Action
Road Use Permit – Government Road water supply	CPS	Issued	

b. WLNG Activity Updates for May 1, 2023 -June 30, 2023:

Activity	Lead Division	Completed Activities	Upcoming Activities
Community Services and Infrastructure Plan	CPS	V1-V3 Feedback provided. EAO conditional approval	V4 feedback to be provided to EAO. Plan revisions to be submitted to EAO by WLNG
Emergency Management Plan	PS	Received – internal referral.	Complete internal review Presentation to Council EAO/WLNG comment submission
Marine Transportation and Traffic Management Plan	CPS	Received – internal referral.	Complete internal review Presentation to Council EAO/WLNG comment submission
Traffic Impact Assessment	CPS	Received – internal referral.	Complete internal review Presentation to Council EAO/WLNG comment submission
Traffic Control Management Plan	CPS	Received – internal referral.	Complete internal review Presentation to Council EAO/WLNG comment submission
EA Floatel Amendment Assessment Report	CPS	Received – internal referral.	Complete internal review Presentation to Council Submission of comments to EAO

FortisBC EGP and WLNG Projects – District Activity Updates

For the period July 1, 2023 – Sept 26, 2023

Effluent Permit Application	CPS	Comments sent for Waste Discharge Permit	Awaiting reply. BCER has agreed that there needs to be more opportunity for public comments, a 30-day comment period will be set for this.
Building Permits	CPS	Received 6 applications. Internal referral	Issuance decision.
Demolition Permit	CPS	Received 1 application. Internal referral	Issuance decision.
TUP Temporary Workforce Accommodation “Floatel”	CPS	Received – internal referral. Feedback provided.	Complete internal review Public Hearing Presentation to Council Decision
Tree/Soil Management Permits	CPS	N/A- Upcoming	To review and issue post DPA1 issuance.
DPA-1 WLNG (Marine Exemption)	CPS	Received – internal referral.	Decision in place. Need FAA to issue.
DPA-1 WLNG Site Wide DPA 1 (i.e. Riparian and Terrestrial)	CPS	Received.	Review.
DPA-10 Intensive Industrial	CPS	Received – internal referral.	Council decision
DPA-11 Wildfire	CPS	Received – internal referral.	Council decision
Blasting Permit	CPS	Received.	Review. Issued after DPA-1 is issued.
Road Use Permit	CPS	Outstanding	Review
Solid Waste/ Landfill Impact Study	CPS	Outstanding	Review
Workers Code of Conduct	CPS	Outstanding	Review
Complete			
Building Permits – retaining wall WLNG site	CPS	Approved	Monitoring
Demolitions Permits	CPS	Approved	Monitoring

Legend: Community Planning and Sustainability (CPS), Public Safety (PS), Corporate Services (CS), Environmental Assessment Office (EAO)