

Emailed to David Rafael, David.Rafael@scrd.ca Senior Planner, Sunshine Coast Regional District January 23, 2014
Dear David,

We appreciate the SCRD board's request for a public information meeting regarding the temporary use permit for the Box Canyon IPP project.

From the presentation provided by the proponents representatives, it seemed they were only presenting the minimal amount of information required, therefore we do have questions about the construction that are not limited to the specific location of the concrete batch plant.

1. Jason Hertz of the Sunshine Coast Conservation Association has seen first hand the environmental damage at another IPP construction site during very heavy and prolonged rain fall. We request that a permit is not issued until such time a detailed plan specific to this construction site is fully disclosed and found to be acceptable and realistic.
2. There is logging taking place in this valley, does this current and future logging impact this project? Will there be any freshly logged areas in any proximity to this valley? Does the logging operation share the same roads? What are the impacts of the combined activity on the environment? What assurances are there that the cumulative effects of this activity are considered?
3. The proponents did not provide any information about the access to the construction site. There was no information provided related to the docks, shipping and trucking of materials to and from the site, housing for construction workers etc. Are these not all factors in allowing the permit? When asked the questions, the answers seemed vague.
4. What about fire protection? If there is increased temporary housing, equipment, generators etc., what fire protection and water sources are being provided? Currently the McNab Residential area depends on the water sources for fire protection. What additional safety measures are being added to the additional risk?
5. We learned that there could be 75-100 works at one time and that housing will be spread around but they will likely be housed on the Burnco lands. This raises questions about sewerage, etc. What other permits will be required - what is the timing considering a spring start date is not far off?
6. The current area at the water is currently a log dumping and processing area, will there be an additional dock built? What permits are required for the dock improvements, are those permits being applied for by Burnco or the proponent?
7. What bylaw enforcement is possible and how will it be applied? What other bylaws could apply, such as light pollution? What additional lighting will be required at the waterfront and is there permitting required for lighting?
8. We are very concerned and skeptical about the environmental monitoring, again, the proponents seemed a bit vague as to who would be monitoring and how frequently. Concerns over leaching, ensuring the conditions for protecting the environment at met are high priorities and a permit should not be issued unless the monitoring ensure adequate protection of these values.
9. Elemental Energy is contracting out the construction and operation of the power plant. When asked about who has been contracted to construct the concrete batch plant and what proof or conditions of best practices exists. The proponent, I believe, said the company has not been selected yet. Is the issuance of the permit based on acceptable practices and track record of the construction company?
10. The construction of the power plant requires a large amount of aggregate and water. It is understood that a temporary water license for McNab Creek is required in order to supply 320,000 litres of water to construct the plant. We heard that most of the construction will take place over the spring/summer months in order to avoid the heavy rains. If construction is reliant on sufficient water during the driest months, what impact will this have on fish, fish habitat and supply to residents of McNab Strata who own the water license for McNab Creek? Is the issuing of this TUP permit subject to the issuance of this water license?
11. The presentation stated "concrete aggregates to be sources off-site, from existing facility". A condition of the permit should require more clarity to this wording, as "off-site" needs to be defined as outside of the McNab Valley.
12. We expect many people will be coming to and from the site over a period of two years, this in addition to logging and other potential activities at the Burnco site. The noise bylaw 597 quoted in the presentation does have other applicable sections that will be most applicable to residents of the area:

4: Specific Regulations,

C: Quiet Hours

No Person shall before 7:00 a.m. or after 11:00 p.m. on any day other than a holiday or before 9:00 a.m. or after 11:00 p.m. on any holiday, except on the night of December 31st and until 1:00 a.m. on the morning of January 1st, cause or permit a noise of any kind which interrupts the sleep or prevents the sleep of a person in the neighbourhood or vicinity.

As you are aware this wilderness area of Howe Sound is the draw for people of the region. The homes at McNab Creek, across on Gambier Island and the two boaters havens across on Gambier have invested in this area for the peace and quiet. From the spring through the fall, this area attracts people from all over the region for its relatively unspoiled beauty and peace. The construction is expected to take 16 months or 2 seasons for these recreational users. Out of consideration for the people of the area, operations should be limited to **weekdays** only, and **any activities related to the temporary housing for workers, transport of materials is considered "construction" activity.**

Thank you for considering these questions and concerns.

Regards,

Ruth Simons,
Executive Director,
Future of Howe Sound Society

[604 921-6564](tel:6049216564)

www.futureofhowesound.org

www.facebook.com/futureofhowesound

Committed to the stewardship and conservation of Howe Sound for current and future generations.