

7.5 Summary of Assessment of Potential Social Effects

Potential social effects of the Proposed Project and associated key mitigation measures are presented in Table 7.5-1. A summary of predicted residual economic effects and residual cumulative social effects are presented in Table 7.5-2.

Table 7.5-1: Summary of Potential Social Effects and Associated Key Mitigation Measures

Valued Component	Phase	Potential Effect	Key Mitigation Measures	
			No.	Description
Social Conditions				
Housing and Accommodations	Construction Operations Reclamation and Closure	Change in demand for housing and temporary accommodation affecting housing affordability and availability	M-6.1-01	Local hiring and procurement policies and practices. Local hiring of workforce will assist in reducing in-migration and out-migration, and associated effects on housing.
Emergency Services	Construction Operations	Construction activities requiring direct use of local emergency services. Change in demand for emergency services exceeding service supply/capacity	M-5.1-20	Develop and implement a Spill Prevention and Emergency Response Plan (Volume 3, Part E - Section 16.0).
Emergency Services	Construction Operations	Operational activities requiring direct use of local emergency services. Change in demand for emergency services exceeding service supply/capacity	M-7.1-02	Develop and implement an Emergency Response Plan (Volume 3, Part E Section 16.0).
Emergency Services	Construction Operations	Construction activities requiring direct use of local emergency services. Change in demand for emergency services exceeding service supply/capacity	M-7.1-03	Develop and implement an Access Management Plan (Volume 3, Part E Section 16.0).
Emergency Services	Construction Operations	Construction activities requiring direct use of local emergency services. Change in demand for emergency services exceeding service supply/capacity	M-7.1-04	Aggregate transport by an experienced barge and tug operator that implements an Environmental Management System (EMS) in conformance with ISO 14001:2004.

Valued Component	Phase	Potential Effect	Key Mitigation Measures	
			No.	Description
Marine Transportation				
Marine Navigation	Construction Operations Reclamation and Closure	Interference with navigation use and navigability due to Project-related vessel traffic	M-7.2-01	Consult with CCG, PPA, HPP, BC Ferries and Squamish Terminals along with other stakeholders regarding potential interference to identify operating practices or vessel route options that should be adopted.
Marine Navigation	Construction Operations Reclamation and Closure	Interference with navigation use and navigability due to Project-related vessel traffic	M-7.2-02	Investigate further passage routing options to avoid busy recreational waters and BC Ferries routes particularly during the summer months.
Marine Navigation	Construction Operations	Interference with navigation use and navigability due to Project-related vessel traffic	M-7.2-03	Marine transportation management plan will include a procedure for marine stakeholders to consult with the proponent regarding special events such as, yacht races, regattas and marine based festivals.
Marine Navigation	Construction Operations Reclamation and Closure	Interference with navigation use and navigability due to Project-related vessel traffic	M-7.2-04	Limit the number of water taxi movements traversing through Thornbrough Channel and to avoid peak recreational boating times, where possible.
Marine Navigation	Construction Operations Reclamation and Closure	Interference with navigation use and navigability due to Project-related infrastructure	M-7.2-05	Marine transportation management plan.
Marine Navigation	Construction Operations Reclamation and Closure	Interference with navigation use and navigability due to Project-related infrastructure	M-7.2-06	Project marine control zone will be marked using buoys subject to TC requirements.
Marine Navigation	Construction Operations Reclamation and Closure	Interference with navigation use and navigability due to Project-related infrastructure	M-7.2-07	Project-related infrastructure will incorporate recommendations of the Navigation Protection Program review process.
Marine Navigation	Construction Operations Reclamation and Closure	Interference with navigation use and navigability due to Project-related infrastructure	M-7.2-08	Dark sky shielded features will be installed in the Project area, where technically possible.
Marine Navigation	Construction Operations Reclamation and Closure	Interference with navigation use and navigability due to Project-related infrastructure	M-7.2-09	Relevant authorities will be notified so that Notices to Mariners and Notices to Shipping can be issued.

Valued Component	Phase	Potential Effect	Key Mitigation Measures	
			No.	Description
Marine Navigation	Construction Operations Reclamation and Closure	Interference with navigation use and navigability due to Project-related infrastructure	M-7.2-10	CHS navigational charts and other appropriate nautical publications will be updated to show the terminal and other marine features, where appropriate.
Non-Traditional Land and Resource Use				
Harvesting Fish and Wildlife Recreation and Tourism	Construction Operations	Change in Quality of Environmental Setting	M-5.7-01 to M-5.7-08	Measures outlined in Section 5.7 Air Quality.
Harvesting Fish and Wildlife Recreation and Tourism	Construction Operations	Change in Quality of Environmental Setting	M-7.2-01 to M-7.2-10	Measures outlined in Section 7.2 Marine Transportation.
Harvesting Fish and Wildlife Recreation and Tourism	Construction Operations	Change in Quality of Environmental Setting	M-7.4-01 to M-7.4-10	Measures outlined in Section 7.4 Visual Resources.
Harvesting Fish and Wildlife Recreation and Tourism	Construction Operations	Change in Quality of Environmental Setting	M-9.2-01 to M-9.2-09	Measures outlined in Section 9.2 Noise.
Harvesting Fish and Wildlife Recreation and Tourism	Operations	Change in Quality of Environmental Setting	M-7.3-01	Barges will be loaded only on weekdays.
Visual Resources				
Visual Quality	Construction	The temporary construction of infrastructure and the installation of land-based and marine-based infrastructure will introduce built structures to the existing landscape	M-7.4-01	Minimize removal of vegetation and topsoil to ensure that existing natural vegetation is retained and incorporated into site design.
Visual Quality	Construction Operations	The temporary construction of infrastructure and the installation of land-based and marine-based infrastructure will introduce built structures to the existing landscape	M-7.4-02	Dust suppression techniques should be in place at all times during construction.
Visual Quality	Construction	The temporary construction of infrastructure and the installation of land-based and marine-based infrastructure will introduce built structures to the existing landscape	M-7.4-03	Keep the scale and size of infrastructure components and layout concentrated.

Valued Component	Phase	Potential Effect	Key Mitigation Measures	
			No.	Description
Visual Quality	Construction	The temporary construction of infrastructure and the installation of land-based and marine-based infrastructure will introduce built structures to the existing landscape	M-7.4-04	Any desired planting programs for vegetative screening of land-based structures should be considered as results will not be immediately effective.
Visual Quality	Construction	The temporary construction of infrastructure and the installation of land-based and marine-based infrastructure will introduce built structures to the existing landscape	M-7.4-05	Preserve the level of structure contrast of infrastructure components by re-finishing and maintaining external surfaces as required.
Visual Quality	Operations	The operation of land-based and marine-based infrastructure and night-time security lighting will present built structures and lighting conditions to the existing landscape	M-7.4-06	Maintain natural screening to decrease the visibility of extraction and processing activity.
Visual Quality	Operations	The operation of land-based and marine-based infrastructure and night-time security lighting will present built structures and lighting conditions to the existing landscape	M-7.4-07	Re-contour and re-vegetate throughout Operation if possible.
Visual Quality	Operations	The operation of land-based and marine-based infrastructure and night-time security lighting will present built structures and lighting conditions to the existing landscape	M-7.4-08	Planting of berms and temporary planting.

Valued Component	Phase	Potential Effect	Key Mitigation Measures	
			No.	Description
Visual Quality	Operations	The operation of land-based and marine-based infrastructure and night-time security lighting will present built structures and lighting conditions to the existing landscape	M-7.4-09	Keep the height of stockpiles low to avoid their visibility above existing screening.
Visual Quality	Operations	The operation of land-based and marine-based infrastructure and night-time security lighting will present built structures and lighting conditions to the existing landscape	M-7.4-10	Negative lighting impacts can be mitigated by installing fixtures that reduce light 'spillage' beyond the direct area of illumination.

Table 7.5-2: Summary of Assessment of Potential Residual and Cumulative Residual Social Effects

Valued Component	Phase	Residual Effect Assessment		Cumulative Residual Effect Assessment	
		Potential Effect	Significance	Potential Effect	Significance
Social Conditions					
Housing and Accommodations	Construction	Workers sourced from outside the LSA could lead to increase demand on local housing and/or temporary accommodation, and affect housing availability and affordability	Negligible	n/a	n/a
Housing and Accommodations	Operations	Workers sourced from outside the LSA could lead to increase demand on local housing and/or temporary accommodation, and affect housing availability and affordability	Negligible	n/a	n/a
Emergency Services	Construction	Construction activities requiring direct use of local emergency services. Change in demand for emergency services exceeding service supply/capacity	Negligible	n/a	n/a
Emergency Services	Operations	Operational activities requiring direct use of local emergency services. Change in demand for emergency services exceeding service supply/capacity	Negligible	n/a	n/a
Marine Transportation					
Marine Navigation	Construction	Interference with navigation use and navigability due to Project-related vessel traffic	Not Significant	Interference with navigation use and navigability due to Project-related vessel traffic	Not Significant
Marine Navigation	Construction	Interference with navigation use and navigability due to Project-related infrastructure	Negligible	n/a	n/a

Valued Component	Phase	Residual Effect Assessment		Cumulative Residual Effect Assessment	
		Potential Effect	Significance	Potential Effect	Significance
Marine Navigation	Operations	Interference with navigation use and navigability due to Project-related infrastructure Interference with navigation use and navigability due to Project-related vessel traffic	Not Significant	Interference with navigation use and navigability due to Project-related vessel traffic	Not Significant
Marine Navigation	Operations	Interference with navigation use and navigability due to Project-related infrastructure	Negligible	n/a	n/a
Marine Navigation	Reclamation and Closure	Interference with navigation use and navigability due to Project-related vessel traffic	Not Significant	Interference with navigation use and navigability due to Project-related vessel traffic	Not Significant
Marine Navigation	Reclamation and Closure	Interference with navigation use and navigability due to Project-related infrastructure	Negligible	n/a	n/a
Vessel Wake	Construction	Wake effects from Project-related vessel traffic may affect shoreline infrastructure	None	n/a	n/a
Vessel Wake	Operations	Wake effects from Project-related vessel traffic may affect shoreline infrastructure	None	n/a	n/a
Vessel Wake	Reclamation and Closure	Wake effects from Project-related vessel traffic may affect shoreline infrastructure	None	n/a	n/a

Valued Component	Phase	Residual Effect Assessment		Cumulative Residual Effect Assessment	
		Potential Effect	Significance	Potential Effect	Significance
Non-Traditional Land Use					
Harvesting Fish and Wildlife	Construction	Change in quality of environmental setting	Not significant	Change in quality of environmental setting.	Not significant
Harvesting Fish and Wildlife	Operations	Change in quality of environmental setting	Not significant	Change in quality of environmental setting.	Not significant
Recreation and Tourism	Construction	Change in quality of environmental setting	Not significant	Change in quality of environmental setting.	Not significant
Recreation and Tourism	Operations	Change in quality of environmental setting	Not significant	Change in quality of environmental setting.	Not significant
Visual Resources					
Visual Quality	Construction	The temporary and intermittent visibility of construction infrastructure and the installation of land-based and marine based infrastructure will introduce built structures to the existing landscape context that are limited in visibility and have a low level of contrast with the existing scenic character.	Not significant	Change in visual quality.	Not significant
Visual Quality	Operations	The operation of land-based and marine based infrastructure and night-time security lighting will present built structures and lighting conditions to the existing landscape context that are limited in visibility and have a low level of contrast with the existing scenic character.	Not significant	Change in visual quality.	Not significant