

Project Name	Woodfibre LNG	Inspection Status	Final
EA Certificate #	E15-02	Inspection No.	20260014_IR001
Project Status	Construction	Inspection Start	2026-04-22
Inspection Type	Field and Administrative	Initiation	Planned inspection
UTM	10U 481915E 5501445N		
Project Description	Woodfibre LNG General Partner Inc. is developing Woodfibre LNG, a liquefied natural gas export facility located approximately 7 kilometres southwest of Squamish, B.C. The project is to be supplied by the Woodfibre-Eagle Mountain pipeline and is anticipated to produce up to 2.1 million tonnes per year of natural gas that will be exported to oversea markets. It will also include land-based natural gas processing and liquefaction facility, condensate storage, floating storage tanks to store up to 250,000 cubic metres, and offloading unit with an associated jetty, proposed floating accommodations for workers, and the construction of supporting buildings.		
Location Description	The Project is located on the previous Woodfibre Pulp and Paper Mill site located approximately seven kilometres west-southwest of the urban center of Squamish, British Columbia		
Inspection Summary	<p>The Officer inspected 4100 laydown, Woodfibre laydown, FST 4 road, batch plant, hydrocarbon storage area, mill creek bridge installation, water treatment ponds, ramps, docks and floatel 2.</p> <p>The inspection included a debrief of observations with Project staff on May 19, 2026.</p> <p>The following requirements were inspected against:</p> <ol style="list-style-type: none"> 1. Condition 8 of Schedule B - Table of Conditions with respect to docks, ramps, and gangways will be surfaced with aluminum grating. 2. Condition 8 of Schedule B - Table of Conditions with respect to conducting an underwater survey following installation of the anchors. 3. Condition 11 of Schedule B - Table of Conditions with respect to bird nesting buffers. 4. Condition 11 of Schedule B - Table of Conditions with respect to exclusion fencing to divert amphibians. 5. Condition 21 of Schedule B - Table of Conditions with respect to water exposed surfaces. 6. Condition 21 of Schedule B - Table of Conditions with respect to erosion and sediment control measures. 7. Condition 30 of Schedule B - Table of Conditions with respect to closing external windows and doors of the floatel during active construction. 8. Condition 32 of Schedule B - Table of Conditions with respect to qualified mental health support professional. 9. Condition 33 of Schedule B - Table of Conditions with respect to development of Terms of Engagement and mandate regarding Floatel 		

	<p>workplace culture.</p> <p>10. Condition 37 of Schedule B - Table of Conditions with respect to non-emitting power supply as the sole power for Floatel 2.</p> <p>Additional detail regarding these findings may be found in the sections below.</p> <p>The compliance findings in this report reflect the analysis based on the information obtained during the inspection commenced on the date noted above. These findings can change at any time upon information gathered through future inspections or if new information is obtained by the EAO Compliance and Enforcement Branch (CEB).</p>
In Attendance	Woodfibre LNG General Partner Inc. Squamish Nation
Certificate Holder	Woodfibre LNG General Partner Inc.
Mailing Address	900-1185 West Georgia Vancouver, BC V6E-4E6
Inspecting Officer(s)	Shayla Frechette Senior Compliance & Enforcement Officer
Record Prepared By	Shayla Frechette Senior Compliance & Enforcement Officer
Record Approved By	Clayton Smith Deputy Director, Compliance & Enforcement Operations

INSPECTION DETAILS

Requirement 1: Condition 8 of EAC # E15-02 Schedule B - Table of Conditions

Fish Habitat Management and Monitoring Plan

The Holder must develop, in consultation with DFO and Aboriginal Groups, a marine fish and fish habitat management and monitoring plan. The Holder must implement the plan to the satisfaction of EAO.

**This is an excerpt of Condition 8, see EAC for completing wording.*

Marine Fish Habitat Management and Monitoring (Rev 9)

Section 7.1.2. Design Measures

Docks, ramps, and gangways will be surfaced with aluminum grating (or other light permeable material), allowing ambient light to reach the benthic communities below.

**This is an excerpt of the Marine Fish Habitat Management and Monitoring Plan.*

Inspection Details:

On May 19, 2026, the Officer conducted an inspection of the project's ramps and gangway surfaces to assess the use of grating and other light-permeable materials. During the inspection, it was observed that two gangways were constructed of solid aluminum. This design restricts the penetration of light to the benthic communities located beneath these structures (Photo 1 and Photo 2).

The observations made at the time of inspection provide evidence of non-compliance with requirements for the use of light-permeable materials in overwater structures.



Photo 1. Solid aluminum gangway to Floatel 1.



Photo 2. Solid aluminum gangway to Floatel 2.

Compliance Finding	Out
Enforcement Action	Notice of Non-Compliance

**Requirement 2: Condition 8 of EAC # E15-02 Schedule B - Table of Conditions
 Marine Fish Habitat Management and Monitoring Plan**

The Holder must develop, in consultation with DFO and Aboriginal Groups, a marine fish and fish habitat management and monitoring plan. The Holder must implement the plan to the satisfaction of EAO.

**This is an excerpt of Condition 8, see EAC for completing wording.*

Marine Fish Habitat Management and Monitoring Plan (Rev 9)

Section 7.1.5. Floatel #2 Specific Mitigation Measures- Glass Sponge Mitigation Measures

Following installation of the anchors, Woodfibre LNG will conduct an underwater survey to assess the effectiveness of avoiding disturbance to glass sponges in the vicinity of Floatel #2 moorings.

**This is an excerpt of the Marine Fish Habitat Management and Monitoring Plan.*

Inspection Details:

On April 22, 2026, The Officer requested the Certificate Holder to provide copies of underwater surveys for glass sponges in the vicinity of Floatel 2 moorings as described in the requirement above.

On April 30, 2026, the Certificate Holder provided the following statements: *Prior to anchor installation, extensive underwater surveys were conducted within the vicinity of the proposed mooring anchors to identify sporadic glass sponge locations as outlined in the attached Keystone Environmental Floatel #2 Mooring System Glass Sponge Mitigation Plan (20327-54 250916 FINAL Floatel #2 Glass Sponge Reef Memo.pdf). Based on the documented locations of glass sponges within areas of potential seabed disturbance and impact avoidance strategy, the anchor design was altered to provide a 15m exclusion buffer.*

The installation of the mooring system was overseen by the engineer of record to ensure that the installation was completed as per the revised engineered design to avoid impacting known locations of glass sponges. The Westmar Advisors WLNG Floating Accommodations - Second Floatel Mooring As-Constructed Glass Sponge Avoidance Measures report is attached (20251201_F2_MooringDeployment_ENG_Report.pdf).

While this information demonstrates that pre-installation surveys were undertaken and that avoidance measures were incorporated into the mooring design and installation, no evidence was provided of post-installation underwater surveys conducted to assess the effectiveness of those avoidance measures or to confirm that glass sponges were not disturbed as a result of the mooring installation.

During the field inspection on May 19, 2026, the Officer confirmed that six anchor points had been installed off the vessel, two on the stern and four on the bow (Photo 3 and Photo 4).

An underwater survey to evaluate the effectiveness of measures to avoid disturbance to glass sponges in the vicinity of the Floatel #2 moorings will be conducted at a later date.

The EAO Compliance and Enforcement Branch may verify compliance with this requirement during a subsequent inspection.



Photo 3. Two anchor points installed off stern of vessel.

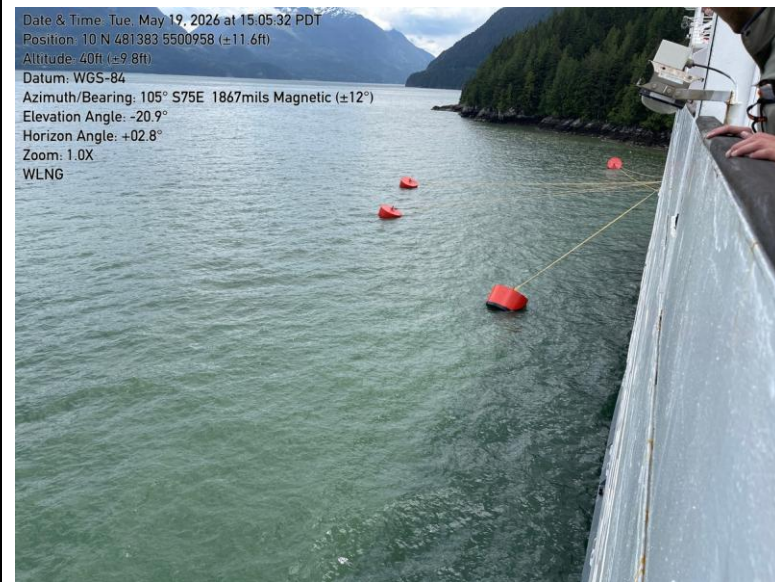


Photo 4. Four anchor points installed off of the vessels bow.

Compliance Finding	Not Determined
Enforcement Action	Not Applicable

Requirement 3: Condition 11 of EAC # E15-02 Schedule B - Table of Conditions

Wildlife Management and Monitoring Plan

The Holder must develop, in consultation with EC, FLNR, OGC and Aboriginal Groups, a wildlife management and monitoring plan for Construction. The Holder must implement the plan to the satisfaction of EAO.

**This is an excerpt of Condition 11, see EAC for completing wording.*

Wildlife Management and Monitoring Plan (Rev 2)

Section 5 General Mitigation Measures

If, at any time of year, an active tsítpspí7lhtn (bird nest) is discovered within or adjacent to construction activities that could pose a risk of disturbance or damage to that active nest, construction activities will stop and a QP will be consulted to determine and recommend a setback buffer. Woodfibre LNG will maintain a no-disturbance setback buffer for the duration that the nest is active.

**This is an excerpt of the Wildlife Management and Monitoring Plan.*

Inspection Details:

During the site inspection on May 19, 2026, the Officer observed three bird nesting buffers throughout the construction site. Two of the buffers were established for White-crowned Sparrow (*Zonotrichia leucophrys*), while the third was for a resident Bald Eagle (*Haliaeetus leucocephalus*), whose nest has been present since the start of construction.

The White-crowned Sparrow nests were clearly identified with signage and delineated using fencing and/or yellow rope and flagging. The signage included the nest identification number, species, buffer distance, and applicable mitigation measures (Photo 5 and Photo 6).

The Bald Eagle nest is located off the projects active construction footprint and therefore 200-meter buffer signs are located near active construction areas for construction personal awareness (Photo 7).

Project representatives advised that Environmental Monitors conduct regular noise monitoring to assess sound levels in proximity to active bird nests.

The observations made during the inspection, along with the information provided by the Certificate Holder, provide evidence that appropriate bird nesting buffers and mitigation measures are in place, indicating compliance with the applicable requirements.



Photo 5. White-crowned Sparrow bird nesting buffer.



Photo 6. White-crowned Sparrow bird nest buffer signage.



Photo 7. Bald Eagle nest signage.

Compliance Finding

In

Enforcement Action

Not Applicable

Requirement 4: Condition 11 of EAC # E15-02 Schedule B - Table of Conditions

Wildlife Management and Monitoring Plan

The Holder must develop, in consultation with EC, FLNR, OGC and Aboriginal Groups, a wildlife management and monitoring plan for Construction. The Holder must implement the plan to the satisfaction of EAO.

**This is an excerpt of Condition 11, see EAC for completing wording.*

Wildlife Management and Monitoring Plan (Rev 2)

Section 5.3 General Mitigation Measures

Exclusion fencing will be installed in strategic locations to divert amphibians and snakes away from the worksite and roads.

**This is an excerpt of the Wildlife Management and Monitoring Plan.*

Inspection Details:

During the site inspection on May 19, 2026, the Officer assessed the installation and condition of amphibian exclusion fencing surrounding active work areas. It was observed that the water treatment ponds were enclosed with two-foot-high polyethylene (poly) sheeting securely affixed to metal fencing, effectively preventing amphibian access to the ponds. No holes or deficiencies were observed, and the fencing appeared to be in good working condition at the time of inspection (Photo 8).

Project representatives indicated that daily inspections of the fencing are conducted by Environmental Monitors to ensure it remains intact and functional. They also confirmed that no snake hibernacula are currently present on site.

The observations made at the time of inspection provide evidence of compliance with requirements for amphibian exclusion fencing and associated mitigation measures.



Photo 8. Poly exclusion fencing secured to metal fencing around perimeter of water treatment ponds.

Compliance Finding	In
Enforcement Action	Not Applicable

Requirement 5: Condition 21 of EAC # E15-02 Schedule B - Table of Conditions

Construction Environmental Management Plan

The Holder must develop, in consultation with FLNR, OGC and Aboriginal Groups, a construction environmental management plan and an operations environmental management plan in accordance with section 13.2 of the Application.

**This is an excerpt of Condition 21, see EAC for completing wording.*

Construction Environmental Management Plan (October 4, 2023)

Section 5.3.2. Air Quality

Stakw (Water) exposed surfaces (using non-potable stakw [water] source where possible).

**This is an excerpt of the Construction Environmental Management Plan.*

Inspection Details:

During the site inspection on May 19, 2026, the Officer observed that access roads were saturated and free of dust (Photo 9). Two water trucks were actively applying water to the roadways at the time of inspection (Photo 10).

Project representatives confirmed that reclaimed water is used for dust mitigation on roadways, and that a

minimum of two water trucks are in operation during the dry season to maintain dust control.

The observations made at the time of inspection provide evidence of compliance with requirements for the watering of exposed surfaces to control dust generation.



Photo 9. Saturated access road.



Photo 10. One of two water trucks observed actively operating.

Compliance Finding	In
Enforcement Action	Not Applicable

Requirement 6: Condition 21 of EAC # E15-02 Schedule B - Table of Conditions

Construction Environmental Management Plan

The Holder must develop, in consultation with FLNR, OGC and Aboriginal Groups, a construction environmental management plan and an operations environmental management plan in accordance with section 13.2 of the Application.

**This is an excerpt of Condition 21, see EAC for completing wording.*

Construction Environmental Management Plan (October 4, 2023)

Section 5.3.4. Erosion and Sediment Control

- Silt fences, filter fabric, straw bales, gravel filter dikes, sedimentation ponds, perimeter ditches, cut-off swales or other stak_w (water) quality management measures, will be selected, implemented, monitored, maintained, and repaired as required.
- Install erosion and sediment controls before construction starts.
- Minimize ground disturbance and stabilize disturbed areas progressively.
- Vegetation cover will be maintained wherever possible. Disturbed areas adjacent to watercourses will be re-vegetated as soon as possible to prevent surface erosion or downstream stak_w (water) quality effects.

Inspection Details:

During the inspection conducted on May 19, 2026, the Officer observed active pile driving activities associated with the installation of the permanent Mill Creek bridge.

Vegetation along the slope leading to Mill Creek remained intact and showed no signs of recent disturbance. A large sediment fence had been properly installed adjacent to a rock berm in the area of the pile driving equipment, providing an additional erosion and sediment control measure (Photo 11).

No turbidity was observed in Mill Creek during the pile driving operations.

Based on the observations made at the time of the inspection, there is evidence to support compliance with the implementation of effective erosion and sediment control measures.



Photo 11. Erosion and sediment controls along side Mill creek pile driving activities.

Compliance Finding	In
Enforcement Action	Not Applicable

Requirement 7: Condition 30 of EAC # E15-02 Schedule B - Table of Conditions

Floatel Air Quality Monitoring and Mitigation Plan

The Holder must retain a Qualified Professional(s) to develop the following monitoring and mitigation plans, in consultation with MOE, MOH, BC Energy Regulator, VCH and Aboriginal Groups:

a) Air Quality Monitoring and Mitigation Plan

The plans, and any updates made pursuant to Condition 2 and Condition 3 of the Certificate, must be implemented throughout the Worker occupation of the Floatel and or operations of the Floatel as a temporary Worker accommodation under the direction of a Qualified Professional(s) retained by the Holder and to the satisfaction of the EAO.

**This is an excerpt of Condition 30, see EAC for completing wording.*

Floatel Air Quality Monitoring and Mitigation Plan (Rev 4)

Section 4.0 Mitigation Plan

Additional specific mitigation actions that may be taken at the floatel include:

Closing external windows and doors of the floatel during active construction to limit exposure to dust and COPC where possible.

**This is an excerpt of the Floatel Air Quality Monitoring and Mitigation Plan.*

Inspection Details:

During the site inspection on May 19, 2026, the Officer inspected Floatel 2, including external doors and windows.

It was observed that none of the windows on the vessel are operable; all are securely shut and locked (Photo 12). The Officer also noted that all exterior doors were equipped with hydraulic self-closing mechanisms and were functioning as intended.

Project representatives confirmed that all exterior doors are required to remain closed at all times to insure air quality and minimize wildlife from entering.

The observations made at the time of inspection provide evidence of compliance with requirements for keeping external windows and doors closed during active construction activities.



Photo 12. Window on Floatel #2 securely closed.

Compliance Finding	In
Enforcement Action	Not Applicable

Requirement 8: Condition 32 of EAC # E15-02 Schedule B - Table of Conditions

Worker Health and Wellness

32.2 The Holder must ensure the following medical or mental health professionals and services are available and accessible to Workers, to the satisfaction of the EAO:

(b) Medical professionals on the Floatels must be equipped to provide timely access to a qualified mental health support professional.

**This is an excerpt of Condition 32, see EAC for completing wording.*

Inspection Details:

During the site inspection on May 19, 2026, the Officer inspected Floatel 2. During the inspection, the Officer met with the nurse practitioner in the medical aid room.

The nurse practitioner informed the Officer that he is available to provide mental health support to personnel. He

further advised that, if additional treatment is required, a list of external contacts is posted in the medical aid room to facilitate virtual connection with qualified professionals.

The information provided by the nurse practitioner at the time of the inspection provides evidence of compliance with respect to mental health support from medical professionals.

Compliance Finding	In
Enforcement Action	Not Applicable

Requirement 9: Condition 33 of EAC # E15-02 Schedule B - Table of Conditions

Workplace Culture Committee

The Holder must ensure that at least the following are developed and implemented in relation to the committee formed under subsection 33.1:

- a) A Terms of Engagement;
- b) A mandate that must include, at a minimum:
 - i. To create a safe work environment for all Workers at the Project; and
 - ii. Participating in consequence management and disciplinary actions, as needed, for infractions on Worker conduct.

**This is an excerpt of Condition 33, see EAC for completing wording.*

Inspection Details:

On April 22, 2026, the Officer requested that the Certificate Holder provide a copy of the Floatel and Workplace Culture Committee’s Terms of Engagement and Mandate. On May 30, 2026, the Certificate Holder submitted the 2025 Floatel and *Workplace Culture Committee Terms of Engagement document*.

The Terms of Engagement outline the roles and responsibilities of the Woodfibre LNG Floatel and Workplace Culture Committee. While the Mandate references promoting a safe work environment, it does not include provisions related to *participating in consequence management or disciplinary actions, as needed, for infractions of Worker conduct*.

As a result, the information provided by the Certificate Holder demonstrates that the Mandate does not meet the minimum requirements and therefore provides evidence of non-compliance with respect to the requirement to establish a mandate that includes all prescribed elements.

Compliance Finding	Out
Enforcement Action	Notice of Non-Compliance

Requirement 10: Condition 37 of EAC # E15-02 Schedule B - Table of Conditions

Power Supply

By June 1, 2026, the Holder must use a Non-Emitting Power Supply as the sole power source for Floatel #2, or as otherwise authorized by the EAO. Prior to June 1, 2026, the Holder may use other sources of power for Floatel #2 if a Non-Emitting Power Supply is unavailable.

**This is an excerpt of Condition 37, see EAC for completing wording.*

Inspection Details:

On April 22, 2026, the Officer requested that the Certificate Holder provide an update on the status of the non-emitting power supply for Floatel 2.

On April 30, 2026, the Certificate Holder confirmed that the non-emitting power supply for Floatel 2 had been energized on February 24, 2026.

On May 19, 2026, the Officer observed that the exhaust stack was not emitting any visible emissions and further confirmed with project representatives that shore power was currently the sole power source for Floatel 2 (Photo 13).

Based on the information provided by the Certificate Holder, along with the Officer’s observations, provides evidence of compliance with respect to using non-emitting power supply as the sole power source for Floatel 2.



Photo 13. Exhaust stack from Floatel 2.

Compliance Finding	In
Enforcement Action	Not Applicable

Actions Required by Certificate Holder

None at this time.

Enforcement Summary

Woodfibre LNG General Partner Inc. is not compliant with Condition 8 of Schedule B - Table of Conditions of E15-02. Woodfibre LNG General Partner Inc. has been issued a Notice of Non-Compliance. See Requirement 1 for further information.



Woodfibre LNG General Partner Inc. is not compliant with Condition 33 of Schedule B - Table of Conditions of E15-02. Woodfibre LNG General Partner Inc. has been issued a Notice of Non-Compliance. See Requirement 9 for further information.

The EAO CEB may inspect to determine if Woodfibre LNG has been brought into compliance with these requirements. Continued non-compliance with these requirements may result in additional enforcement under the *Environmental Assessment Act* (2018).

Regulatory Considerations

None at this time.

Inspection Record Version Dates

Date Preliminary

n/a

Date Issued

2026-06-01

Environmental Assessment Office - Compliance & Enforcement Branch

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