

Township of
Langley

Est. 1873

Delegation Request To Appear Before Township Council

I/we would like to appear as a delegation at the Council meeting on

04/10/2017

(Council meeting date requested)

at the ►

☐ 4:00pm Regular Afternoon Meeting

☒ 7:00pm Regular Evening Meeting

Name of delegate or organization wishing to appear

Brookswood-Fernridge Community

1 Topic

The topic of discussion is (be specific, provide details, and attach additional information, if required)

The BFCA would like to appear before Council in regards to the Weir Canada Air Quality Permit Application made to Metro Vancouver. We'd like to request that the Township ask for copies of any studies conducted pertaining to potential health issues and air quality, dispersion modeling to show the impact on the area surrounding the Weir plant and a public informational meeting to inform the residents of Langley on the effects of the emissions being proposed to the surrounding communities.

2 Additional Information

Purpose of presentation

☐ Information only ☒ Request letter of support ☐ Request funds ☒ Other

Desired resolution

Public Informational Meeting and Request for Studies on the Effects of Emissions

Activities to date relative to the matter

3 Meeting Location

Fraser River Presentation Theatre, 4th Floor
Township of Langley Civic Facility
20338 - 65 Avenue, Langley, BC V2Y 3J1

Office use only

☐ Approved ☐ Declined ☐ Other

Applicant informed



ENVIRONMENTAL PROTECTION NOTICE

TAKE NOTICE THAT Weir Canada Inc. of 2360 Millrace Court, Mississauga, ON L5N 1W2 applies to the Greater Vancouver Regional District (“Metro Vancouver”) pursuant to the Greater Vancouver Regional District Air Quality Management Bylaw 1082, 2008 for a Permit.

1. The purpose of this application is to request authorization to discharge air contaminants from an Industrial Rubber Rebuilding Plant located at 18933 34A Avenue, Surrey, BC V3Z 1A7.

Weir Canada Inc. is seeking a permit for emissions from a new manufacturing facility located in Surrey, BC. This state-of-the-art facility consolidates two facilities previously located in Richmond and Delta that utilize older manufacturing technologies. This division of Weir Canada Inc. specializes in providing rubber and elastomer coatings to pipes, valves, specialized fabrications and pump components used primarily in mining and oil sands applications. Emissions from the plant will include products of natural gas combustion from a Boiler, a Steam Generator, two Urethane Curing Ovens, and filtered exhaust from a Paint Room, two Adhesive Application Booths, a Grit Blast Room Dust Collector, and a Rubber Buffing Room. The new facility will utilize modern technologies including a high efficiency and low Nitrogen Oxide (NOx) emission boiler, improved dust capture capabilities and a state-of-the-art-spray booth. Weir Canada Inc. submitted an original application in August 2016 and in response to feedback from the public reviewed the initial modeling and took steps to significantly reduce the level of potential emissions. Please see revised emission characteristics below.

Note that Weir Canada Inc. has applied to have the above Boiler and Steam Generator (included in the Original Application) to be authorized under the GVRD Boiler & Process Heaters Emission Regulation Bylaw No. 1087, 2008 and Amending Bylaw No. 1190, 2013. The below revised emissions reflect this application.

For more information, please contact: WMCA.Inquiries@mail.weir

2. The legal description of the land or premises where the plant, operation or source and treatment works are or will be located is LOT 19 SECTION 29 TOWNSHIP I PLAN EPP41342NWD.
3. A summary of the emission characteristics is as follows:
- a. Maximum total number of sources: 9
 - b. Maximum duration of discharge of air contaminants in hours per year: 6875
 - c. Requested expiry date: 2031-SEP-01
 - d. Emission characteristics:

Total Emissions from All Sources Based on Requested Limits

Air Contaminant (name)	Original Application Emissions (tonnes/year)	Revised Application Emissions (tonnes/year)
Nitrogen Oxides (NO _x)	8.5	0.11
Sulphur Oxides (SO ₂)	23	0.01
Volatile Organic Compounds (VOCs)	3.1	1.78
Particulate Matter (PM), Total	1.8	0.06
Carbon Monoxide (CO)	2.4	0.09
Hydrogen Chloride (HCl)	2	-
Hazardous Air Pollutants (other than HCl)	1.2	0.44
Total	42	2.49

- e. Combustion processes: Primary fuel – Natural Gas; Secondary fuel – N/A;
- f. Maximum Opacity: 10 Percent;
- g. No odours shall be detected beyond the plant boundary such that pollution occurs.

This Notice is published pursuant to the *Environmental Management Act*, the Public Notification Regulation, and the Greater Vancouver Regional District Air Quality Management Bylaw 1082, 2008. A person who may be adversely affected by the granting or amending of the permit described in this notice may, within 30 days of its publication, notify Metro Vancouver’s District Director in writing stating how that person is affected. When making a decision on the permit or approval application, the District Director will consider the application, comments submitted and any responses provided by the applicant. Information collected during the comment period and the time following until a decision on the permit application has been made is collected under the authority of the **Freedom of Information and Protection of Privacy Act**. Your personal information and comment will be forwarded to the permit applicant for response to the District Director. By submitting a public comment, you consent to such disclosure.

Metro Vancouver
Attention: Ray Robb, District Director
4330 Kingsway, Burnaby BC V5H 4G8

Phone: (604) 432-6200 Fax: (604) 436-6707
Email: WeirCanadaComments@metrovancover.org

From: Natasha Silva [Natasha.Silva@metrovanancouver.org]

Sent: Tuesday, March 28, 2017 3:05 PM

To: 'Wayne Crossen'

Cc: Jack Froese; Petrina Arnason; David Davis; Charlie Fox; Bob Long; Angie Quaale; Kim Richter; Michelle Sparrow; Blair Whitmarsh; chu@tol.ca

Subject: RE: Weir Canada and Ebco Air Quality Permit Applications

Hello Wayne,

Please see responses to your requests below.

Accordingly we would respectfully request you send to us copies of the Air Quality Permit Applications, copies of the dispersion modeling and copies of any studies related to the potential health risks and air quality issues posed by both these two developments:

Response: Attached are the final applications that have been published. Requests for the supporting documents, such as completed application forms, can be submitted as per the Freedom of Information and Protection of Privacy Act (FOIPPA). Information on how to submit a FOIPPA request can be found at:

<http://www.metrovanancouver.org/about/FOI/Pages/default.aspx>

Ebco has not yet submitted a dispersion modelling report (A Dispersion Modelling Plan was accepted) . Metro Vancouver Staff is currently reviewing Weir's draft dispersion modelling report. You may request a copy of the report under FOIPPA as well.

The Metro Vancouver approval, which has now expired, required Ebco to complete an Effects Assessment Report. Our understanding is that Ebco intends to complete this report. It has not yet been submitted and once it is, you may request a copy of the report under FOIPPA.

We would also ask for Metro Vancouver's definition of "sensitive receptors" and what qualifies an institution, place or specific population as a "sensitive receptors.

Response: Metro Vancouver makes use of the definition for sensitive receptor found in Section 6.4 of the BC Air Quality Dispersion Modelling Guideline:

http://www.bcairquality.ca/reports/pdfs/air_disp_model_08.pdf

As the two applications in question are of considerable concern to the residents of south Langley we would ask that Metro Vancouver commit to holding "Public Consultation Meetings" within the Brookwood Fernridge area which would include a panel consisting of company representatives, a member of Surrey City Council, and a member of Langley Township Council, and a member of Metro Vancouver. We would also ask that the meeting provide for an open question and answer session so our residents can ask questions and express any concerns they may have.

Response: The District Director has required that each company meet with potentially concerned person(s) to explain their proposal and to address questions and we will evaluate any meeting to determine whether it satisfied these goals. However, each company has the responsibility to arrange and advertise their own, respective public meeting. Ebco is finalizing the details for their public meeting. Weir has scheduled a public meeting for 04 April 2017,

6:30pm at East Kensington Elementary School Gym (2795 184 Street, Surrey). If you would like further information about Weir's public meeting, you may send an email to Weir Canada: WMCA.Inquiries@mail.weir

I will forward to both Weir and Ebco your request to have a representative from the City of Surrey and the Township of Langley in attendance at each company's respective meeting. Metro Vancouver cannot require that a representative of City of Surrey/Township of Langley be in attendance. You may also wish to contact the City of Surrey and Township of Langley yourself to enquire whether they will have a representative in attendance.

Thanks,

Natasha Silva

Permitting Specialist, Environmental Regulation and Enforcement

Metro Vancouver / 4330 Kingsway, Burnaby, B.C. V5H 4G8 / p: 604-436-6783 / f: 604-436-6707 / www.metrovancouver.org

From:

Sent: Friday, March 24, 2017 9:55 AM

To: Natasha Silva <Natasha.Silva@metrovancouver.org>

Cc: jfroese@tol.ca; parnason@tol.ca; ddavis@tol.ca; cfox@tol.ca; blong@tol.ca; aquaale@tol.ca; krichter@tol.ca; mssparrow@tol.ca; bwhitmarsh@tol.ca; chu@tol.ca

Subject: Weir Canada and Ebco Air Quality Permit Applications

Brookwood-Fernridge Community Association

PO Box 61649 Brookwood, Langley, B.C. V3A 8C8

www.BrookwoodFernridge.org

info@brookwoodfernridge.org

Natasha Silva (Natasha.Silva@metrovancouver.org)

Permitting Officer, Metro Vancouver,

Re: Weir Canada and Ebco Air Quality Permit Applications

The development of the Campbell Heights Industrial area in Surrey has been considered by most people in both Surrey and south Langley as the location of new high-tech light industry and facilities for industrial warehousing. Two revised applications to Metro Vancouver for Air Quality Permit Applications have raised the concern of the Brookwood-Fernridge Community Association.

The two applications, one by Weir Canada, located at 19833 34A Ave. Surrey, and a second by Ebco (galvanizing plant) at 18699 24th Ave. Surrey have the potential to emit environmental and

health damaging pollutants into the Brookwood, Fernridge, Campbell Heights and Hazelmere Valley areas. In fact, the prevailing winds in the area would almost certainly mean the dispersion of any pollutants from these plants would be concentrated over the south Langley area in which a major new residential area is expected to be developed under the current Official Community Planning initiative.

Accordingly we would respectfully request you send to us copies of the Air Quality Permit Applications, copies of the dispersion modeling and copies of any studies related to the potential health risks and air quality issues posed by both these two developments. We would also ask for Metro Vancouver's definition of "sensitive receptors" and what qualifies an institution, place or specific population as a "sensitive receptors."

As the two applications in question are of considerable concern to the residents of south Langley we would ask that Metro Vancouver commit to holding "Public Consultation Meetings" within the Brookwood Fernridge area which would include a panel consisting of company representatives, a member of Surrey City Council, and a member of Langley Township Council, and a member of Metro Vancouver. We would also ask that the meeting provide for an open question and answer session so our residents can ask questions and express any concerns they may have.

The Brookwood-Fernridge Community Association will gladly work with Metro Vancouver to facilitate these meetings.

Wayne Crossen

President,

Brookwood-Fernridge Community Association



MEMORANDUM

TOWNSHIP OF LANGLEY

MAR 06 2017

DISTRIBUTED
TO COUNCIL

TO: MAYOR AND COUNCIL DATE: MARCH 8, 2017
FROM: COMMUNITY DEVELOPMENT DIVISION FILE NO: SSD00150
SUBJECT: WEIR CANADA
AIR DISCHARGE PERMIT APPLICATION
18933-34A AVENUE, SURREY, BC

The purpose of this memorandum is to provide Mayor and Council with background information relating to an Air Quality Discharge Permit Application, pursuant to *Greater Vancouver Regional District Air Quality Management Bylaw No. 1082, 2008* at the Weir Canada Inc. manufacturing facility located at 18933 - 34A Avenue in Surrey, BC.

Site Details

Weir Canada Inc. is proposing a manufacturing facility at 18933 - 34A Avenue in Surrey, BC, approximately 1,400 metres from the City of Surrey / Township of Langley boundary (Attachment A). It is understood the facility will manufacture rubber and elastomer coatings for pipes, valves, pump components and specialized fabrications used primarily in mining and oil sands applications.

Regulatory Context

The manufacturing process will produce air emissions that are regulated under the provincial *Environmental Management Act*. Section 31 of *Environmental Management Act* authorizes the Greater Vancouver Regional District¹ Board, by bylaw, to prohibit, regulate, control, and prevent the discharge of air contaminants within its boundaries. Metro Vancouver Regional District (MVRD) regulates air discharges within its boundaries through *Greater Vancouver Regional District Air Quality Management Bylaw No. 1082, 2008*. The "GVRD Air Quality Permitting Process and Decisions: General Legal Framework and Guiding Principles" document (Attachment B) provides an overview of the permit application and review process with topics including public notification, decision-making, policy considerations, permit requirements, and limits on decision-making powers.

The provincial *Public Notification Regulation* outlines public notification requirements where a discharge permit application is being considered under the *Environmental Management Act* and, by extension, *GVRD Air Quality Management Bylaw 1082*. The *Public Notification Regulation* requires the applicant to post, publish and provide notice of an application ("public notification"). Public notification requirements include giving notice to municipalities, giving notice to residents and owners of property immediately adjacent to the property under application within an area specified by a Director², posting information on site, and publishing information in British Columbia Gazette Part I. Within 30 days of public notification, persons who may be adversely affected may notify the Director, in writing, how that person is affected.

The Weir facility is located in the City of Surrey and subject to City of Surrey bylaws.

¹ When the *Environmental Management Act* was passed the Metro Vancouver Regional District (MVRD) name was not in use

² A Director is appointed in accordance with Section 31 of the *Environmental Management Act*

WEIR CANADA
 AIR DISCHARGE PERMIT APPLICATION
 18933 - 34A AVENUE, SURREY, BC.
 March 6, 2017
 Page 2. . .

MVRD Referrals

In accordance with the *Public Notification Regulation*, Township staff received an "Environmental Protection Notice" from MVRD on August 10, 2016 regarding the Weir Canada air quality permit application. Staff noted that information regarding the proposed discharge was limited to a table of discharge quantities and information regarding predicted impacts to local ambient air quality, human health and the receiving environment was not provided. Accordingly, staff advised MVRD that an air quality impact assessment was needed. The Notice and Township staff comments sent to MVRD on August 24, 2016 are provided as Attachment C. Township staff did not receive a response to comments.

On January 27, 2017, Township staff received an "Environmental Protection Notice" from MVRD regarding an amendment to the Weir Canada air quality permit application. The amendment was in response to feedback from the public regarding the first proposal and significant emission reductions were proposed. A comparison of original and amended emissions is provided below.

Air Contaminant (name)	Emissions (tonnes/year)	
	August 2016 Original Proposal	January 2017 Amended Proposal
Nitrogen Oxides (NOx)	8.5	0.11
Sulphur Oxides (SO ₂)	23	0.01
Volatile Organic Compounds (VOCs)	3.1	1.78
Particulate Matter (PM), Total	1.8	0.06
Carbon Monoxide (CO)	2.4	0.09
Hydrogen Chloride (HCl)	2	-
Hazardous Air Pollutants (other than HCl)	1.2	0.44
Total	42	2.49

While the amendment proposes significant emission reductions, information regarding predicted impacts to local ambient air quality, human health and the receiving environment was not provided. Accordingly, staff advised MVRD that an air quality impact assessment was needed. The Notice and Township staff comments sent to MVRD on February 24, 2017 are provided as Attachment D. Township staff have not received a response to comments.

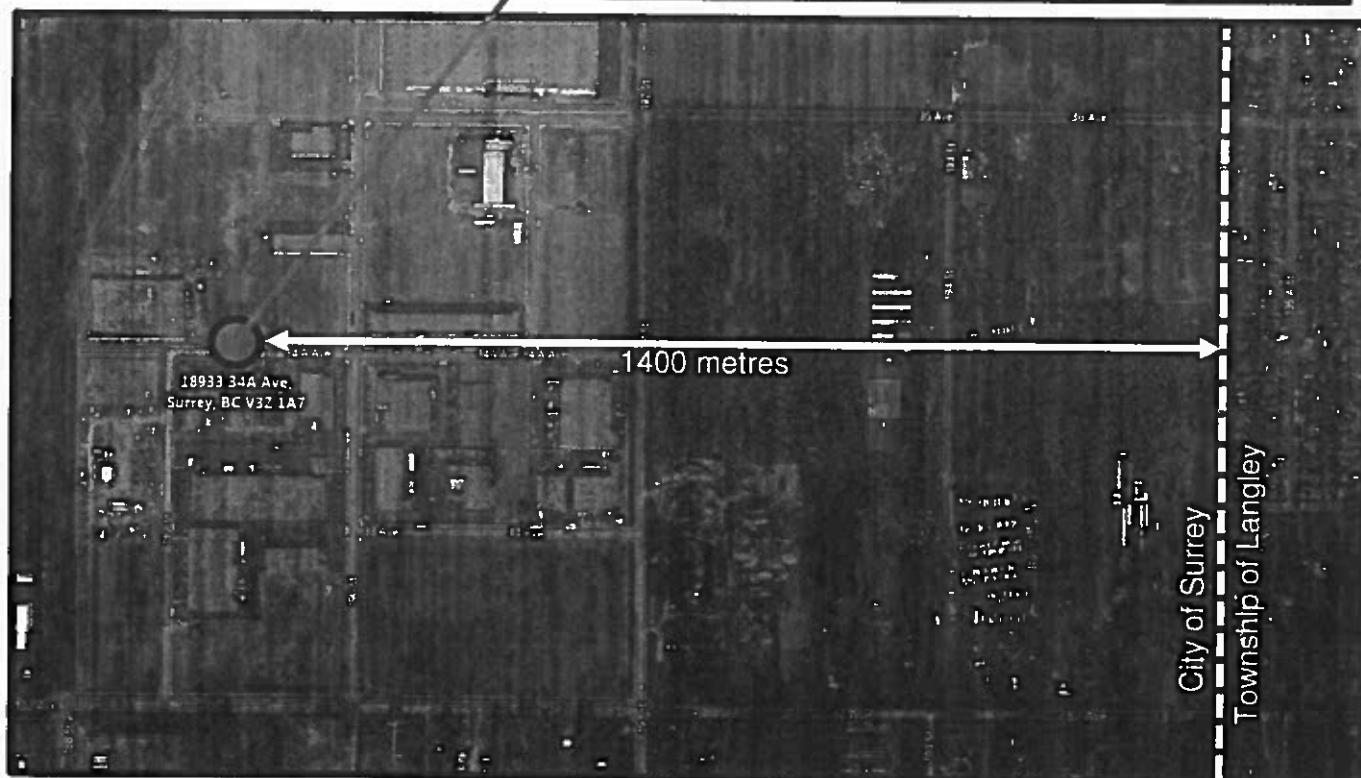
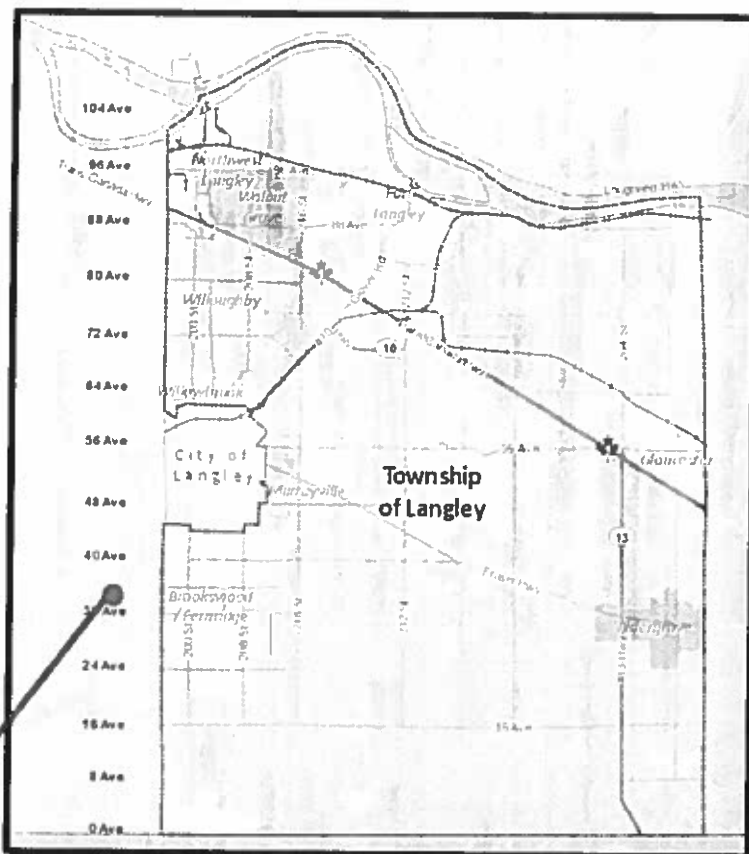
Closure

MVRD is the air quality permitting authority in the region and municipal comments are provided for their information and consideration as part of their review process. The *Public Notification Regulation* requires that a decision regarding issuance of a permit be provided to any person that submitted written concerns regarding an application. As the Township has provided written comment, the Township will be notified if a permit is issued. Staff will update Mayor and Council at that time.

Attachment A	Location Map
Attachment B	GVRD Air Quality Permitting Process and Decisions: General Legal Framework and Guiding Principles
Attachment C	August 10, 2016 Referral Package and Response
Attachment D	January 27, 2017 Referral Package and Response

ATTACHMENT A

18933-34A Avenue
Surrey, BC



GVRD Air Quality Permitting Process and Decisions:
General Legal Framework and Guiding Principles

1. Introduction

- 1.1. In providing the service of air pollution control and air quality management, the Greater Vancouver Regional District ("GVRD"), also known as "Metro Vancouver", authorizes the issuance of permits to entities whose operations may result in the discharge of air contaminants. This document is meant to assist interested parties in understanding the process, including the general legal framework, procedures and principles, applicable to the GVRD's air quality permitting decisions.
- 1.2. The Provincial *Environmental Management Act*, S.B.C. 2003, c. 53 (the "Act") authorizes the Board of Directors of the GVRD (the "Board") to provide the service of air pollution control and air quality management and, for that purpose, the Board may, through the passage of bylaws - prohibit, regulate and otherwise control and prevent the discharge of air contaminants. The Act also requires the Board to appoint a district director with permitting powers.
- 1.3. Pursuant to the Act, the Board enacted the Greater Vancouver Regional District Air Quality Management Bylaw No. 1082, 2008 (the "Bylaw"), appointed a district director and defined "air contaminant" as a substance that is emitted into the air and that does, or has the capability of: injuring the health or safety of any person, property or any life form; interfering with visibility or the normal conduct of business; or, causing material physical discomfort to a person or damage to the environment.

2. Notification Process for Permit Applications

- 2.1. The Bylaw requires that all applications for new permits and amendments to permits be subject to the requirements of the *Public Notification Regulation*, B.C. Reg. 202/94, which was enacted under the Act. The *Public Notification Regulation* addresses the following:
 - The minimum information that must be included in an application for a permit or approval;
 - The requirements imposed upon the applicant for posting, publishing and providing notice of the application to the public;
 - The right of a person, who may be adversely affected by the granting of a permit (referred to as a "Concerned Person(s)" in this document), to notify the district director, in writing, stating how that person is affected;

- The ability of the District Director to consider the views of Concerned Persons that are communicated within 30 days of the public notice (and after 30 days, only if a decision has not yet been made);
 - The ability of the district director to require the applicant to meet with Concerned Persons to explain the application and proposed environmental protection measures;
 - The requirement for the district director to notify Concerned Persons when a decision is made on the application.
- 3.2. The purpose of the notification process is to notify the public and in particular, Concerned Persons, with information about the proposed discharge so that they, in turn, may provide informed comment to the district director.

3. Permit Decision-Making Process

General Process

- 3.1. In determining whether to conditionally authorize the discharge of air contaminants through a permit, the district director may consider relevant information provided by the applicant, Concerned Persons, government or private agencies, GVRD staff and others.

Procedural Fairness

- 3.2. The permitting decision-making process is intended to be procedurally fair and consistent with the principles of natural justice. Procedural fairness and natural justice require that *both* the applicant and Concerned Persons are given the opportunity to be “heard” such that their concerns and respective positions on issues are made known to the decision maker. The decision maker must also be unbiased, impartial and must not have any personal stake in the matter.

The Exercise of Discretion

- 3.3. The exercise of discretion by the district director in permitting decisions is allowed under the legislation and is expected. In exercising discretion, the district director is obliged to consider all relevant matters and not to consider any irrelevant matters. In addition, it is the decision maker, the person who has “heard” the matter, who must ultimately decide the issue – no one else. Consequently, the district director may not be fettered or directed by others in exercising discretion. The district director may consider government policy in exercising discretion but cannot apply that policy inflexibly. Ultimately, the district director must be independent in the permit decision-making process.

Appeal Provisions

- 3.4. Once a decision has been issued, the district director will notify the applicant and any Concerned Persons of the decision. The district director's decision may be appealed in accordance with the appeal provisions set out in Part 8 of the Act.

4. Policy Considerations

The Air Quality Management Plan

- 4.1. In an effort to maintain and improve air quality, the Board adopted the Integrated Air Quality and Greenhouse Gas Management Plan (the "Air Quality Management Plan") in October 2011. The Air Quality Management Plan is strategic in nature and provides a vision, goals, strategies, actions and ambient air quality objectives to guide air quality management in the region.

Requiring Best Available Control Technology

- 4.2. Air contaminants may cause harm at levels below pollution thresholds or ambient air quality objectives. Also, additional sources of air contaminants are expected in the future. Consequently, it is generally advisable to ensure that new discharges minimize emissions to the fullest extent practicable by utilizing the best available control technology.
- 4.3. This concept is similar to many US jurisdictions that attain ambient air quality standards and require new dischargers to implement Best Available Control Technology ("BACT" or "BAT"). BACT is a technology-based standard set at the lowest levels obtained by similar economically viable facilities already in operation. While similar to BACT rules in the US, the GVRD permitting approach is based on policy goals rather than prescriptive rules and therefore allows greater flexibility in considering site-specific circumstances. For example, a facility emitting harmful air contaminants in an urban area may expect more stringent requirements than a similar facility in a remote location. Such site-specific considerations allow for more efficient allocation of resources to provide maximum environmental protection benefit.
- 4.4. The economic viability of reducing air contaminant emissions may vary with location and over time. Consequently, the district director may consider local and temporal circumstances. Such local and temporal considerations are made within the context of continuous improvement such that any site-specific and/or temporary conditions allow air quality to improve throughout the region over the longer term.

Ambient Air Quality Impact Assessment

- 4.5. Regardless of the technology employed to reduce the quantity and impact of air emissions, it is necessary to ensure that the environment is protected from serious adverse impacts and/or pollution. Consequently, an assessment of the likely impact of the discharge upon local and regional air quality is required. The extent of the ambient air quality impact assessment will vary widely depending upon the quantity of emissions, the quality of the emissions and the sensitivity of the receiving environment.

Views of the Board

- 4.6. From time to time, the Board may express its policy position on the issuance of a particular permit. The Board is distinct from the district director and the GVRD staff responsible for processing a permit application. Although the district director may consider the views of the Board, the district director and GVRD staff must, at all times, be impartial in processing and deciding on the issuance of a permit.

5. Permit Requirements

- 5.1. Under the Bylaw, the district director may do any of the following:

- (1) place limits and restrictions on the quantity, frequency and nature of an air contaminant permitted to be discharged and the term for which such discharge may occur;
- (2) require the holder of a permit to repair, alter, remove, improve or add to works or to construct new works and to submit plans and specifications for works specified in the permit;
- (3) require the holder of a permit to give security in the amount and form and subject to conditions the district director specifies;
- (4) require the holder of a permit to monitor, in the manner specified by the district director, an air contaminant, the method of discharging the air contaminant and the places and things that the district director considers will be affected by the discharge of the air contaminant;
- (5) require the holder of a permit to conduct studies, keep records and to report information specified by the district director in the manner specified by the district director;
- (6) specify procedures for sampling, monitoring and analyses, and procedures or requirements respecting the discharge of an air contaminant that the holder of a permit must fulfill.

5.2. Permits authorize the discharge of air contaminant(s) to the environment if, and only if, all conditions or requirements of the permit are met. Permit conditions generally fall into the following categories:

- Quantity and Quality
- Works and Measures
- Monitoring, Record Keeping and Reporting

Quantity and Quality of Emissions

5.3. Permits generally specify the quantity of emissions, for instance the volume (at referenced conditions) of contaminated air that may be discharged to the environment. The concentrations of contaminants, expressed usually as mass per unit volume, are also often specified. The frequency and/or hours or days of authorized discharge may also be stipulated.

5.4. Quantity and quality requirements are effective for point sources, but fugitive sources (such as dust emanating from handling or storing substances outside a building) may require the use of alternative requirements to restrict the quantity of air emissions; such as limiting the rate of throughput or amount of dust-producing material stored on site and/or requiring the use of dust suppression equipment.

Works and Measures

5.5. Permits often identify specific works, i.e. pollution control equipment, that must be in operation for the discharge to be allowed. Permits may also specify measures that must be followed if the discharge is allowed to occur. Measures can include operating in accordance with approved dust or odour management plans and standard operating procedures.

Monitoring, Record Keeping and Reporting

5.6. Monitoring may include sampling and analysis of emission quantity and quality to determine compliance. Receiving environment monitoring, i.e. sampling and analysis of air quality and/or impacts from air emissions extending beyond the source property, may be required.

5.7. Monitoring may also include checking operating conditions and procedures.

5.8. Records of monitoring information and other relevant information may be required to be kept and/or submitted to the district director.

6. Limits on Decision Making Powers

- 6.1. The permitting powers of the district director are specified by the legislation and the district director may not include matters outside the statutory authority provided by the enabling legislation. Permitting decisions are guided by the following words from the Bylaw:

"The district director may issue a permit to allow the discharge of an air contaminant subject to requirements for the protection of the environment that the district director considers advisable and without limiting the generality of the foregoing..."

- 6.2. In addition to the above, the Bylaw prohibits the district director from allowing the discharge of any air contaminant so as to cause pollution. Pollution is defined in the Bylaw as *"the presence in the environment of substances or contaminants that substantially alter or impair the usefulness of the environment"*.
- 6.3. Because the powers of the GVRD and the district director are derived from Provincial legislation and jurisdiction, GVRD air quality permits cannot address matters outside Provincial jurisdiction. In addition, concerns related solely to zoning, land use, noise and aesthetics are not generally considered in permitting decisions. Finally, political matters such as whether an entity has social license or public acceptance are not to be considered in permit decisions that are technical or legal in nature.

7. Conclusion and Disclaimer

- 7.1. This document is meant to provide general information on the GVRD air quality permitting process and is in no way meant to constitute an exhaustive list of the factors that may be considered by the district director when deciding on the issuance of a permit.
- 7.2. This document is not intended to endorse or recommend for or against the issuance of an air quality permit.
- 7.3. This document does not constitute legal, professional or other advice and should not be relied upon for that purpose. The GVRD shall not be held liable for any losses caused by reliance on the information provided in this document.



metrovancover

SERVICES AND SOLUTIONS FOR A LIVABLE REGION

D.1

ATTACHMENT C

Legal and Legislative Services Department
Tel. 604.432.6200 Fax 604.436.6707

August 10, 2016

File: AQ-10-01-1081

Township of Langley
20338 - 65 Avenue
Langley, BC V2Y 3J1
VIA EMAIL: rshead@tol.ca

Attention: Rod Shead, Environmental Coordinator II, Development Planning

Re: Application for a Permit under the Greater Vancouver Regional District Air Quality Management Bylaw 1082, 2008

Dear Mr. Shead:

Enclosed is a copy of an Environmental Protection Notice (EPN) for a Permit under the Greater Vancouver Regional District Air Quality Management Bylaw 1082, 2008 from Weir Canada Inc.

Kindly review the attached EPN and provide comments to the Metro Vancouver, Environmental Regulation and Enforcement Division at the address below or by email to WeirCanadaComments@metrovancover.org by September 09, 2016.

If you require further information regarding this application, please contact Jason Mushtuk at 604-436-6819 or by email at jason.mushtuk@metrovancover.org.

Thank you for taking time to review this notice.

Yours truly,

Nicole Gatto
Environmental Monitoring Assistant
Environmental Regulation and Enforcement Division

NG/RR/ng

Attachments: (1) Weir Canada Inc. Environmental Protection Notice
(2) Metro Vancouver air quality permit application comment form

ENVIRONMENTAL PROTECTION NOTICE

TAKE NOTICE THAT Weir Canada Inc. of 2630 Millrace Court, Mississauga, ON L5N 1N2 applies to the Greater Vancouver Regional District ("Metro Vancouver") pursuant to the Greater Vancouver Regional District Air Quality Management Bylaw 1082, 2008 for a Permit.

1. The purpose of this application is to request authorization to discharge air contaminants from an Industrial Rubber Rebuilding Plant located at 18933 34A Avenue, Surrey, BC V4N 5J9

Weir Canada Inc. is seeking a permit for emissions from a new manufacturing facility located in Surrey, BC. This state-of-the-art facility will replace the existing permitted facility located in Richmond that currently utilizes older manufacturing technologies. This division of Weir Canada Inc. specializes in providing rubber and elastomer coatings to pipes, valves, specialized fabrications and pump components used primarily in mining and oil sands applications. Emissions from the plant will include products of natural gas combustion from a Boiler, a Steam Generator and Urethane Curing Ovens (2), discharge from a Controlled Pyrolysis Burn-off Oven, and filtered exhaust from a Paint Room, Adhesive Application Booths (2), Grit Blast Room Dust Collector, and a Rubber Buffing Room. Improvements at the new plant will include the use of a high efficiency, low NOx emission boiler, state-of-the-art spray booths, high-efficiency curing ovens, and high efficiency controlled pyrolysis oven

For more information: www.global.weir/

2. The legal description of the land or premises where the plant, operation or source and treatment works are or will be located is LOT 19 SECTION 29 TOWNSHIP 1 PLAN EPP41342NWD
3. A summary of the emission characteristics is as follows:
 - a. Maximum total number of sources: 9
 - b. Maximum duration of discharge of air contaminants in hours per year: 5840 (8760 for boiler)
 - c. Requested expiry date: 2031-SEP-01
 - d. Emission characteristics

Total Emissions from All Sources Based on Requested Limits

Air Contaminant (name)	Emissions (tonnes/year)
NOx	8.5
SO2	23
VOCs	3.1
PM, Total	1.8
CO	2.4
HCl	2
HAPs (other than HCl)	1.2
Total	42

- e. Combustion processes: Primary fuel – Natural Gas, Secondary fuel – N/A
- f. Maximum Opacity: 10 Percent
- g. No odours shall be detected beyond the plant boundary such that pollution occurs

This Notice is published pursuant to the *Environmental Management Act*, the *Public Notification Regulation*, and the Greater Vancouver Regional District Air Quality Management Bylaw 1082, 2008. A person who may be adversely affected by the granting or amending of the permit described in this notice may, within 30 days of its publication, notify Metro Vancouver's District Director in writing stating how that person is affected. The District Director may take into consideration any information received after 30 days only if the District Director has not made a decision on the application for amendment or issuance of the permit.

Please note that submissions in response to this notice may be made available to the public as part of the public record, subject to the provisions of the *Freedom of Information and Protection of Privacy Act*.

Metro Vancouver
Attention: Ray Robb, District Director
4330 Kingsway, Burnaby BC V5H 4G8

Phone: (604) 432-6200 Fax: (604) 436-6707
Email: WeirCanadaComments@metrovancover.org

metrovancover
SERVICES AND SOLUTIONS FOR A LIVABLE REGION



**Environmental Regulation & Enforcement Division
Air Quality Permit Application Comment Form**

Attn: District Director Metro Vancouver 4330 Kingsway Burnaby, BC V5H 4G8	Telephone: 604-432-6200
	Fax: 604-436-6707
	Email: WeirCanadaComments@metrovancover.org
Re: Weir Canada Inc.	File No.: AQ-10-01-1081

We have reviewed the Environmental Protection Notice (EPN), and

☒ confirm that the EPN has been circulated through all appropriate departments within the municipality for comment, and that any comments/concerns arising from this review are listed below.


☒ have comments/concerns as follows:

Township of Langley (Township) staff have reviewed information provided by MVRD with respect to the Weir Canada application (18933-34A Avenue, Surrey, BC) in accordance with GVRD Air Quality Management Bylaw No.1082, 2008. Township staff note the application does not provide an assessment of the proposed air discharge and potential impact on the receiving environment. In the absence of a report summarizing potential impacts of the proposed discharge on local ambient air quality, the receiving environment and human health, Township staff are unable to support the proposal at this time.

☒ the following would satisfy our concerns:

An air quality impact assessment supported by air dispersion modelling is needed and, should that work be completed, the Township would appreciate the opportunity to review the result of that work.

Thank you for providing the opportunity to comment on the application. Please contact Rod Shead (Development Planning, Environmental Coordinator) at rshead@tol.ca or 604-533-6090, ext. 3436 if you have any questions or require additional information from the Township.

Would you like a copy of the final permit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Date: August 24, 2016	Signature: 
Telephone: 604-533-6090 ext3436	Print Name: Rod Shead



*Legal and Legislative Services Department
Tel. 604.432.6200 Fax 604.436.6707*

January 27, 2017

File: AQ-10-01-1081

Township of Langley
20338 - 65 Avenue
Langley, BC V2Y 3J1
VIA EMAIL: rshead@tol.ca

Attention: Rod Shead, Environmental Coordinator II, Development Planning

Re: Application for a Permit under the Greater Vancouver Regional District Air Quality Management Bylaw 1082, 2008

Dear Mr. Shead:

Weir Canada Inc. has submitted a revised permit application to Metro Vancouver. Enclosed is a copy of an Environmental Protection Notice (EPN) based on their revised application for a Permit under the Greater Vancouver Regional District Air Quality Management Bylaw 1082, 2008.

Kindly review the attached EPN and provide comments to the Metro Vancouver, Environmental Regulation and Enforcement Division at the address below or by email to WeirCanadaComments@metrovancover.org by February 26, 2017.

If you require further information regarding this application, please contact Natasha Silva at 604-436-6783 or by email at Natasha.silva@metrovancover.org.

Thank you for taking time to review this notice.

Yours truly,



Nicole Gatto
Environmental Monitoring Assistant
Environmental Regulation and Enforcement Division

NG/RR/ng

- Attachments: (1) Weir Canada Inc. Environmental Protection Notice
(2) Metro Vancouver air quality permit application comment form

ENVIRONMENTAL PROTECTION NOTICE

TAKE NOTICE THAT Weir Canada Inc. of 2360 Millrace Court, Mississauga, ON L5N 1W2 applies to the Greater Vancouver Regional District ("Metro Vancouver") pursuant to the Greater Vancouver Regional District Air Quality Management Bylaw 1082, 2008 for a Permit.

1. The purpose of this application is to request authorization to discharge air contaminants from an Industrial Rubber Rebuilding Plant located at 18933 34A Avenue, Surrey, BC V3Z 1A7.

Weir Canada Inc. is seeking a permit for emissions from a new manufacturing facility located in Surrey, BC. This state-of-the-art facility consolidates two facilities previously located in Richmond and Delta that utilize older manufacturing technologies. This division of Weir Canada Inc. specializes in providing rubber and elastomer coatings to pipes, valves, specialized fabrications and pump components used primarily in mining and oil sands applications. Emissions from the plant will include products of natural gas combustion from a Boiler, a Steam Generator, two Urethane Curing Ovens, and filtered exhaust from a Paint Room, two Adhesive Application Booths, a Grit Blast Room Dust Collector, and a Rubber Buffing Room. The new facility will utilize modern technologies including a high efficiency and low Nitrogen Oxide (NOx) emission boiler, improved dust capture capabilities and a state-of-the-art-spray booth. Weir Canada Inc. submitted an original application in August 2016 and in response to feedback from the public reviewed the initial modeling and took steps to significantly reduce the level of potential emissions. Please see revised emission characteristics below.

Note that Weir Canada Inc. has applied to have the above Boiler and Steam Generator (included in the Original Application) to be authorized under the GVRD Boiler & Process Heaters Emission Regulation Bylaw No. 1087, 2008 and Amending Bylaw No. 1190, 2013. The below revised emissions reflect this application.

For more information, please contact: WV.MCA.Inquiries@metrowest.org

2. The legal description of the land or premises where the plant, operation or source and treatment works are or will be located is LOT 19 SECTION 29 TOWNSHIP 1 PLAN EPP41342NWD.
3. A summary of the emission characteristics is as follows:
 - a. Maximum total number of sources: 9
 - b. Maximum duration of discharge of air contaminants in hours per year: 6875
 - c. Requested expiry date: 2031-SEP-01
 - d. Emission characteristics:

Total Emissions from All Sources Based on Requested Limits

Air Contaminant (name)	Original Application Emissions (tonnes/year)	Revised Application Emissions (tonnes/year)
Nitrogen Oxides (NO _x)	8.5	0.11
Sulphur Oxides (SO _x)	23	0.01
Volatile Organic Compounds (VOCs)	3.1	1.78
Particulate Matter (PM), Total	1.8	0.06
Carbon Monoxide (CO)	2.4	0.09
Hydrogen Chloride (HCl)	2	-
Hazardous Air Pollutants (other than HCl)	1.2	0.44
Total	42	2.49

- e. Combustion processes: Primary fuel – Natural Gas, Secondary fuel – N/A.
- f. Maximum Opacity: 10 Percent;
- g. No odours shall be detected beyond the plant boundary such that pollution occurs.

This Notice is published pursuant to the *Environmental Management Act*, the Public Notification Regulation, and the Greater Vancouver Regional District Air Quality Management Bylaw 1082, 2008. A person who may be adversely affected by the granting or amending of the permit described in this notice may, within 30 days of its publication, notify Metro Vancouver's District Director in writing stating how that person is affected. When making a decision on the permit or approval application, the District Director will consider the application, comments submitted and any responses provided by the applicant. Information collected during the comment period and the time following until a decision on the permit application has been made is collected under the authority of the *Freedom of Information and Protection of Privacy Act*. Your personal information and comment will be forwarded to the permit applicant for response to the District Director. By submitting a public comment, you consent to such disclosure.

Metro Vancouver
Attention: Ray Robb, District Director
4330 Kingsway, Burnaby BC V5H 4G8

Phone: (604) 432-6200 Fax: (604) 436-6707
Email: WeirCanadaComments@metrovancouver.org



**Environmental Regulation & Enforcement Division
Air Quality Permit Application Comment Form**

Attn: District Director Metro Vancouver 4330 Kingsway Burnaby, BC V5H 4G8	Telephone: 604-432-6200
	Fax: 604-436-6707
	Email: WeirCanadaComments@metrovancover.org
Re: Weir Canada Inc.	File No.: AQ-10-01-1081

We have reviewed the Environmental Protection Notice (EPN), and

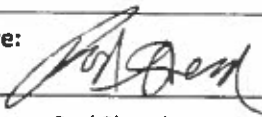
☒ confirm that the EPN has been circulated through all appropriate departments within the municipality for comment, and that any comments/concerns arising from this review are listed below.

☒ have comments/concerns as follows:

Township staff recognize the revised application proposes reductions in contaminant emissions; however, staff note the application does not provide an assessment of the proposed air discharge and potential impact on the receiving environment. In the absence of an assessment summarizing potential impacts of the proposed discharge on local ambient air quality, the receiving environment, and human health, Township staff is unable to provide any additional comments related to the proposal at this time.

☒ the following would satisfy our concerns:

It is recommended that the applicants be required to provide an air quality impact assessment supported by air dispersion modelling.

Date: February 24, 2017	Signature: 
Telephone: 604-533-6090 ext 3436	Print Name: Rod Shead
Email: rshead@tol.ca	Agency: Township of Langley



From:
Sent: Tuesday, September 27, 2016 8:45 AM
To: MayorCouncil
Subject: Fw: say what you think before sept. 30/16
Attachments: hazard 1 001.jpg; hazard 2 001.jpg



Hi,
this is in Surrey, but will this new operation affect the residents of south west Langley in regards to air quality. Will seniors have difficulty with breathing or will there be health related problems

regards

"42 tonnes per year of EMISSIONS" ??? MEANS ???

What does it look like ? What does it smell like ?

What will it do to the air YOU breathe ?

What are the long term effects on trees, pH levels, skin and lungs ?

What are NOx, SO2, VOCs, PM, CO, HCl, HAP's (Hazardous Air pollutants) ??
(See EPN on back page)
42 tonnes pa = 115 kgs per day or 253 lbs per day !

Weir Canada located at 18933 34A Ave, Surrey, has applied to Metro Vancouver pursuant to the Greater Vancouver Regional District Air Quality Management Bylaw 1082, 2008 for a PERMIT to emit 42 tonnes of emissions per year. If no-one objects they will likely be issued the permit !!

Application # AQ-10-01-1081
Permit # GVA1081
City of Surrey File # 7914-0312-00
made no reference to 42 tonnes of emissions !
"Warehouse/light manufacturing facility"

Weir was also supposed to have conducted preliminary dispersion modelling tests and environmental studies to prove that they are being environmentally responsible. None are publicly available

The City of Surrey and the Beedie Group look like they are the landlords.

The people have a right to clean air !

You can be part of the future Appeal process

Tell them how you feel you will be effected by 42 tonnes of pollutants in the air YOU as a CITIZEN have the opportunity as an aggrieved person to respond to Metro Vancouver simply by emailing

WeirCanadaComments@metrovancover.org BEFORE SEPT 30 2015



From: Cindy Savoy

Sent: Wednesday, September 07, 2016 11:09 AM

To:

Subject: RE: Weir Canada 18933 34a Ave Surrey BC Air Pollution Permit Application Aug 2016

Dear

I have forwarded both emails to Metro Vancouver staff and the City of Surrey Mayor's office for their review of your concerns regarding the possible odor and pollutants at the Campbell Industrial Park with respect to this permit application.

Sincerely,
Jack Froese
MAYOR



From: |

Sent: Saturday, August 27, 2016 10:02 PM

To: WeirCanadaComments@metrovancover.org

Cc: McKenna Catherine <ec.ministre-minister.ec@canada.ca>; Michelle Sparrow

<msparrow@tol.ca>; Jack Froese <jfroese@tol.ca>; MayorCouncil <mayorcouncil@tol.ca>

Subject: Re: Weir Canada 18933 34a Ave Surrey BC Air Pollution Permit Application Aug 2016

Clearly, this "permit" has already been approved in some backroom deal somewhere. The attached photo was taken today at the site where the permit application applies to. I was expecting to find an empty lot.

I find it disappointing and disturbing to find that they have already finished their building and are only now "applying" for the permit. Who spends millions on a factory without some assurance their permit will get approved?!

...And who wants to bet whether or not it gets approved?
Stamp. Done deal.



Sent from my iPad

On Aug 27, 2016, at 7:04 PM, _____ wrote:

As a resident of Brookwood in Langley Township in the province of BC, I wish to voice my strong objection to the subject permit application.

Weir Canada has applied for a permit to discharge 42 tonnes per year of dangerous and objectionable foul smelling smog generating air pollutants from a proposed Industrial Rubber Rebuilding Plant at 18933 34a Ave.

This is immediately adjacent to and upwind of the Brookwood and Fernridge residential areas!!!

Of those 42 tonnes of proposed air pollutants, the applicant wishes to release 8.5 tonnes of NO_x (mono-nitrogen oxides). When NO_x and [volatile organic compounds](#) (VOCs) react in the presence of sunlight, they form photochemical [smog](#), a significant form of air pollution, especially in the summer. Children, people with lung diseases such as [asthma](#), and people who work or exercise outside are particularly susceptible to adverse effects of smog such as damage to lung tissue and reduction in lung function.[\[5\]](#)

There are thousands of seniors and children living right next to the proposed plant.

Sulfur dioxide is the chemical compound with the formula SO₂. At standard atmosphere, it is a toxic gas with a pungent, irritating smell. The applicant intends to release 23 tonnes of SO₂ into the air and suggests there will be no odour. It will be impossible to prevent these odours from being detected and in fact would greatly reduce property values in our area.

VOCs are currently banned, I thought; how can they be allowed to release 3.1 tonnes of VOCs per year into the air?

Hazardous air pollutants (HAPs) are those known to cause cancer and other serious health impacts. The applicant intends to knowingly release 1.2 tonnes of HAPs per year adjacent to a residential area!

42 tonnes of this hazardous and objectionable smog released in this area annually would be DANGEROUS and UNACCEPTABLE!!

This application, if approved, would greatly affect real estate prices in our area and would pose a real and significant health threat to the thousands of residents in the area.

This will not be taken lightly nor will it be allowed to go unchallenged.

Under Tort law of Canada, anyone who allows through their wilful action or inaction anything to occur within their control which they knew or ought to have known might cause harm or damage to persons or property, may be held liable. Negligence occurs and duty of care is not met when it was reasonably foreseeable that another individual will suffer harm.

This email serves to advise you of the potential risks and dangers and therefore I believe persons who approve such a permit may be held accountable when residents suffer from health effects and property value losses from contaminants released, should this permit be approved.

This application must be denied for the above reasons and I strongly advise that course of action.

I also respectfully urge Minister McKenna and the Mayor and Council of the Township of Langley to object to this ill advised permit application.

Thank you all for your consideration of this serious situation.

From: Ray Robb [<mailto:Ray.Robb@metrovancover.org>]
Sent: Wednesday, September 07, 2016 4:23 PM
To: Cindy Savoy <csavoy@tol.ca>
Cc: Kelly Hardy <Kelly.Hardy@metrovancover.org>; Weir
Canada Comments <WeirCanadaComments@metrovancover.org>
Subject: Comments on Weir Canada Application for a GVRD (Metro Vancouver) Air Permit

Dear Ms. Savoy,

Thank you for forwarding the attached correspondence. We have already received this correspondence directly from [REDACTED] and will be considering it during our review of the Weir application.

Regards,

Ray Robb
Environmental Regulation and Enforcement Division Manager
Metro Vancouver
604 451-6696