



Reviewable Projects Regulation

INTERIM “WHAT WE HEARD” REPORT

DECEMBER 2, 2019



EAO

Environmental
Assessment Office

PURPOSE OF THE INTERIM REPORT

The EAO has been engaging on the Reviewable Projects Regulation (RPR) since fall 2018 and recently concluded a public comment period on an [Intentions Paper](#). Over 1500 individuals responded to a survey on the proposals in the Intentions Paper and approximately 30 organizations made formal submissions. The EAO reviewed this feedback carefully and will adjust the final regulation based on what we heard. This interim report provides a brief summary of what to expect in the final regulation. A full “what we heard” report will be released alongside the final regulation.

WHAT WE HEARD

Based on survey responses and formal submissions, the following themes were identified:

- We heard from industry that their primary concern is to ensure that the environmental assessment process is applied to projects where an EA adds value, and that B.C.’s competitiveness is maintained.
- We heard from Indigenous groups, that their primary interest is to identify mechanisms to incorporate Indigenous world views into the process of determining whether a project is reviewable.
- We heard from the public and environmental non-governmental organisations that there is a strong desire to bring more projects into the environmental assessment process through additional rigour and lowered thresholds.

PRINCIPLES FOR FINALIZING THE REGULATION

We recognize that the EA process is a substantial financial and time commitment for all parties. The EA process is part of a larger framework for the regulation of project development in B.C. In the interests of issues of competitiveness, efficiency and avoiding duplication, it is important that the EA process apply only to those large, complex projects that have the potential for significant adverse effects. Smaller and less complex projects undergo sufficient regulatory oversight through sector-specific permitting processes. Therefore, the final regulation will necessarily balance the interests and expectations of those that were consulted with establish thresholds that capture projects appropriate for environmental assessments.

In the interests of predictability and certainty, current thresholds for new projects and modifications will be maintained unless there is a rationale to do otherwise, based on:

- Potential for significant adverse effects;
- Supporting government’s strategic policy objectives; or
- Alignment with federal thresholds and supporting opportunity for substitution.

CHANGES WE WILL MAKE IN THE FINAL REGULATION

Based on these principles, the following adjustments and clarifications will be made in the final regulation:

- Design thresholds:
 - A new threshold of 345 kV for electric transmission lines will be established to align with the federal reviewability threshold
 - All linear project category thresholds (electric transmission lines, transmission pipelines, public highways, and railways) will be aligned with the federal definition of “new right of way”
 - Thresholds for resort modifications will be established as set out in the Intentions Paper
- Effects thresholds:
 - Effects thresholds will be established as set out in the Intentions Paper. These thresholds provide a ‘backstop’ to ensure that projects with a small design will still be reviewable if they have disproportionately larger effects
- Notifications for new projects:
 - Notification requirements will be added at lower thresholds for greenhouse gases, area of disturbance, and linear disturbance, reflecting these strategic policy priorities
 - A notification requirement will be added for electric transmission lines at a lower kilovoltage threshold
- Notifications for project modifications:
 - A single notification requirement will be applied for the first time a project modification results in the exceedance of the greenhouse gas emissions notification threshold, reflecting this strategic policy priority
- Clarifications for effects thresholds and notifications:
 - Greenhouse gas emissions will be calculated in accordance with the Greenhouse Gas Emission Reporting Regulation, consistent with existing large industrial emitter reporting
 - Clearance of timber in accordance with the *Resort Timber Administration Act* will be excluded from the area of disturbance/linear disturbance effects and notification requirements, reflecting that it is base area development that has the highest potential for significant adverse effects for tourist resort developments.

These adjustments are detailed in the attached appendix, an update to [Appendix III](#) of the Intentions Paper.

- **Yellow highlights** indicate changes proposed in the intentions paper.
- **Yellow highlights with underlining** indicate additions in response to what we heard during the public comment period

NEXT STEPS

The adjustments noted in the attached table will be incorporated into the final RPR, which will be released at the time the new *Environmental Assessment Act* comes into force, targeted for late fall 2019. A full “what we heard” report will be released alongside the final regulation, with a level of detail similar to the [“What We Heard” report on 2018’s discussion paper](#) that proposed changes to the EA Act.

Appendix I – Updated Detailed Threshold Comparison

REVIEWABLE PROJECTS REGULATION - INTERIM “WHAT WE HEARD” REPORT

	Effects Thresholds (new projects and modifications)	Notification thresholds for New Projects only	Notification Thresholds for Projects Modifications
Greenhouse Gases	380,000 tonnes per year or more (1% of 2030 target) determined in accordance with the Greenhouse Gas Emission Reporting Regulation	125,000 tonnes per year or more (1% of 2050 target) determined in accordance with the Greenhouse Gas Emission Reporting Regulation	125,000 tonnes per year or more (1% of 2050 target) determined in accordance with the Greenhouse Gas Emission Reporting Regulation, <i>only for the first time an expansion of a given project exceeds this threshold</i>
Protected areas	Reviewable if located in whole or in part within a protected area established under the Creston Valley Wildlife Act, Ecological Reserve Act, Environment and Land Use Act, Heritage Conservation Act, Park Act, or Protected Areas Act <i>(some qualifications to account for unintended consequences)</i>	n/a	n/a
Linear Disturbance	For projects in a reviewable project category set out in the RPR, linear disturbance effects threshold applies to project components where 60km or more of land is to be developed for an electrical transmission line, transmission pipeline, railway, public highway or resource road, if the land is not alongside and contiguous to an area of land previously developed for one of those purposes. <i>(Does not apply to linear project categories)</i>	For projects in a reviewable project category set out in the RPR, linear disturbance effects threshold applies to project components where 40km or more of land is to be developed for an electrical transmission line, transmission pipeline, railway, public highway or resource road, if the land is not alongside and contiguous to an area of land previously developed for one of those purposes. <i>(Does not apply to linear project categories)</i>	n/a
Area of Disturbance	600 ha of clearance <i>(Does not apply to linear project categories)</i>	450 ha of clearance <i>(Does not apply to linear project categories)</i>	n/a
Design thresholds	n/a	Within 15% of the new project threshold	n/a
Federal Reviewability	n/a	Reviewable under the federal Impact Assessment Act and not wholly located on federal land or an Indian Reserve	n/a
Workforce	n/a	Resulting in, at the peak of construction or operations, in the employment by the proponent of 250 or more employees or contractors who work more than 30 hours per week on an annual basis at the project facilities	n/a

Project Category	Current Threshold – New Projects	Proposed Threshold - New Projects	Current Threshold – Modification	Proposed Threshold – Modification	Federal thresholds
Industrial Project (Tables 1-5)					
Organic and Inorganic Chemical Industry (Table 1) ¹	Production capacity of > 100 000 tonnes/year OR A facility that produces materials classified under federal Transportation of Dangerous Goods Act as “Explosives”, “Flammable solids”, “Corrosive”, “Poisonous (toxic) and Infectious Substances” or “Oxidizing Substances and Organic Peroxides”, AND has a production capacity of > 5 000 tonnes/year	No change – update SIC codes to NAICS codes - Clear inclusion of methanol and petroleum feedstock as reviewable	Meets new project requirements AND the modification results in: • ≥ 30 % increase in total waste discharge (A) OR • ≥ 35 % and < 50 % increase in production capacity UNLESS there is a decrease of ≥ 10 % total waste discharge (B) OR • ≥ 50 % increase in production capacity (D) OR DOES NOT meet new project requirements, AND modification results in ≥ 35 % production capacity, UNLESS there a decrease of ≥ 10 % total waste discharge, AND modification results facility that meets new project requirements (C)	No changes	N/a

¹ Industrial Inorganic Chemical Industries not elsewhere classified; Industrial Organic Chemical Industries not elsewhere classified; Chemical Fertilizer and Fertilizer Materials industry; Mixed Fertilizer Industry; Other Agricultural Chemical industries; Plastic and Synthetic Resin Industry; Paint and Varnish Industry; Other chemical Products Industries not elsewhere classified

Project Category	Current Threshold – New Projects	Proposed Threshold - New Projects	Current Threshold – Modification	Proposed Threshold – Modification	Federal thresholds
<p>Primary Metals Industry (Table 2)²</p>	<p>A new manufacturing facility, regardless of size</p> <p>DOES NOT INCLUDE:</p> <p>Operations where refining processes, precious distillate processes or ore roasting processes are integrated with ore milling operations at, or in the vicinity of, a mine site, and are dedicated to the mining operations at the mine site</p>	<p>No change – update SIC codes to NAICS codes</p>	<p>Meets new project requirements AND the modification results in:</p> <ul style="list-style-type: none"> • at ≥ 30 % increase in total waste discharge (A) OR • ≥ 35 % and < 50 % increase in production capacity UNLESS there is a decrease of ≥ 10 % total waste discharge (B) <p>OR</p> <ul style="list-style-type: none"> • ≥ 50 % increase in production capacity (D) <p>DOES NOT INCLUDE:</p> <p>Operations where refining processes, precious distillate processes or ore roasting processes are integrated with ore milling operations at, or in the vicinity of, a mine site, and are dedicated to the mining operations at the mine site</p>	<p>No changes</p>	<p>N/a</p>

² Ferro-alloys Industry; Other Primary Steel Industries; Primary Production of Aluminum Industry; Other Primary Smelting & Refining of Non-Ferrous Metal Industries

Project Category	Current Threshold – New Projects	Proposed Threshold - New Projects	Current Threshold – Modification	Proposed Threshold – Modification	Federal thresholds
Non-metallic Mineral Products Industries (Table 3)³	Production capacity of $\geq 100\,000$ tonnes/year	No change – update SIC codes to NAICS codes	Meets new project requirements AND the modification results in: <ul style="list-style-type: none"> • $\geq 30\%$ increase in total waste discharge (A) OR • $\geq 35\%$ and $< 50\%$ increase in production capacity UNLESS there is a decrease of $\geq 10\%$ total waste discharge (B) OR • $\geq 50\%$ increase in production capacity (D) OR DOES NOT meet new project requirements, AND modification results in $\geq 35\%$ production capacity, UNLESS there a decrease of $\geq 10\%$ total waste discharge, AND modification results facility that meets new project requirements (C) 	No changes	N/a

³ Hydraulic Cement Industry; Primary Glass and Glass Containers Industry; Lime Industry

Project Category	Current Threshold – New Projects	Proposed Threshold - New Projects	Current Threshold – Modification	Proposed Threshold – Modification	Federal thresholds
Asbestos Products Industry (Table 3)	New manufacturing facility, regardless of size	No change – update SIC codes to NAICS codes	Meets new project requirements AND the modification results in: <ul style="list-style-type: none"> • at least 30 % increase in total waste discharge (A) OR • $\geq 35\%$ and $< 50\%$ increase in production capacity UNLESS there is a decrease of $\geq 10\%$ total waste discharge (B) OR <ul style="list-style-type: none"> • $\geq 50\%$ increase in production capacity (D) 	No changes	
Pulp Manufacturing Facility (Table 4)	A new manufacturing facility, regardless of size	No change – update SIC codes to NAICS codes	Meets new project requirements AND the modification results in (applies to pulp production capability): <ul style="list-style-type: none"> • $\geq 30\%$ increase in total waste discharge (A) OR • $\geq 35\%$ and $< 50\%$ increase in production capacity UNLESS there is a decrease of $\geq 10\%$ total waste discharge (B) OR <ul style="list-style-type: none"> • $\geq 50\%$ increase in production capacity (D) OR <p>Results in new paper or paperboard manufacturing capability with a production capacity of $\geq 250\,000$ tonnes/year.</p>	No changes	N/a

Project Category	Current Threshold – New Projects	Proposed Threshold - New Projects	Current Threshold – Modification	Proposed Threshold – Modification	Federal thresholds
Integrated Paper or Paperboard manufacturing facility (Table 4)	A new manufacturing facility, regardless of size	No change – update SIC codes to NAICS codes	Meets new project requirements AND the modification results in (applies to pulp production capability): <ul style="list-style-type: none"> • $\geq 30\%$ increase in total waste discharge (A) OR • $\geq 35\%$ and $< 50\%$ increase in production capacity UNLESS there is a decrease of $\geq 10\%$ total waste discharge (B) OR <ul style="list-style-type: none"> • $\geq 50\%$ increase in production capacity (D) OR <p>Results in increase production capacity of $\geq 250\,000$ tonnes/year.</p>	No changes	
Non-integrated Paper or Paperboard manufacturing facility (Table 4)	Production capacity of $\geq 250\,000$ tonnes/year	No change – update SIC codes to NAICS codes	For an existing project with production capacity of $\geq 250\,000$ tonnes/year, modification results in increase in production capacity of $\geq 250\,000$ tonnes/year OR Modification results in the creation a new pulp production capability at existing facility.	No changes	N/a
Paper de-inking plants (Table 4)	A new facility, regardless of size.	No change – <i>But De-inking plants are covered under chemical pulp mill with updated NAICS codes.</i>	Meets new project requirements AND the modification results in at $\geq 30\%$ increase in total waste discharge (A)	No changes	
Wood preservation industry (Table 4)	Production capacity of $\geq 25\,000$ m3/year	No change – update SIC codes to NAICS codes	Meets new project requirements AND the modification results in:	No changes	

Project Category	Current Threshold – New Projects	Proposed Threshold - New Projects	Current Threshold – Modification	Proposed Threshold – Modification	Federal thresholds
Building board industry (excluding medium density fibreboard) (Table 4)	Production capacity of $\geq 100\,000$ tonnes/year	No change – <i>single NAICS code also includes particle board and MDF – separate threshold below</i>	<ul style="list-style-type: none"> $\geq 30\%$ increase in total waste discharge (A) OR $\geq 35\%$ and $< 50\%$ increase in production capacity UNLESS there is a decrease of $\geq 10\%$ total waste discharge (B) OR <ul style="list-style-type: none"> $\geq 50\%$ increase in production capacity (D) OR <p>DOES NOT meet new project requirements, AND modification results in $\geq 35\%$ production capacity, UNLESS there a decrease of $\geq 10\%$ total waste discharge, AND modification results facility that meets new project requirements (C)</p>		
Sawmill and Planing Mill (Table 4)	Production capacity of $\geq 750\,000$ board feet/day	No change – update SIC codes to NAICS codes			
Hardwood Veneer and Plywood Industry (Table 4)	New facility manufacturing: <ul style="list-style-type: none"> plywood or both plywood and veneer, a production capacity of $\geq 170\,000$ m³/year, OR veneer, but not plywood, with a production capacity of $\geq 250\,000$ m³/year 	No change – update SIC codes to NAICS codes			
Softwood Veneer and Plywood Industry (Table 4)					
Particle board industry	New facility with production capacity of $\geq 150\,000$ m ³ /year	No change – <i>single NAICS code also includes building board – separate threshold above</i>			
Medium-density fibreboard (Table 4)					
Waferboard industry (Table 4)	New facility with production capacity of $\geq 150\,000$ m ³ /year	No change – update SIC codes to NAICS codes			
Pharmaceutical and medicine industry (Table 5)	Production capacity of: <ul style="list-style-type: none"> ≥ 50 tonnes/year of biopharmaceutical products OR ≥ 200 tonnes/year of non-biopharmaceutical products 	No change – update SIC codes to NAICS codes	Meets new project requirements AND the modification results in: <ul style="list-style-type: none"> $\geq 30\%$ increase in total waste discharge (A) OR $\geq 35\%$ and $< 50\%$ increase in production capacity UNLESS there is a decrease of $\geq 10\%$ total waste discharge (B) OR		N/A
Man-made Fibre and Filament Yarn Industry (Table 5)	Production capacity of $\geq 15\,000$ tonnes/year	No change – update SIC codes to NAICS codes			
Contract textile dyeing and finishing industry (Table 5)					

Project Category	Current Threshold – New Projects	Proposed Threshold - New Projects	Current Threshold – Modification	Proposed Threshold – Modification	Federal thresholds
Leather Tanneries (Table 5)	Production capacity of $\geq 500\,000$ m ² /year	No change – update SIC codes to NAICS codes	<ul style="list-style-type: none"> • $\geq 50\%$ increase in production capacity (D) OR DOES NOT meet new project requirements, AND modification results in $\geq 35\%$ production capacity, UNLESS there a decrease of $\geq 10\%$ total waste discharge, AND modification results facility that meets new project requirements (C)		
Tire and Tube Industry (Table 5)	New facility regardless of size	No change – update SIC codes to NAICS codes	Meets new project requirements AND the modification results in:	No changes	
Lead-acid battery plants (Table 5)	New facility regardless of size	No change – update SIC codes to NAICS codes	<ul style="list-style-type: none"> • $\geq 30\%$ increase in total waste discharge (A) OR • $\geq 35\%$ and $< 50\%$ increase in production capacity UNLESS there is a decrease of $\geq 10\%$ total waste discharge (B) OR <ul style="list-style-type: none"> • $\geq 50\%$ increase in production capacity (D) 		

Project Category	Current Threshold – New Projects	Proposed Threshold - New Projects	Current Threshold – Modification	Proposed Threshold – Modification	Federal thresholds
Mine Projects (Table 6)					
Coal Mines (Table 6)	Production capacity ≥ 250,000 tonnes/year clean/raw coal	No changes	Meet threshold for new project AND <ul style="list-style-type: none"> disturb ≥ 750 hectares of land not previously permitted for disturbance OR disturb land not previously permitted for disturbance that is ≥ 50% of area that was previously permitted for disturbance (E) 	Meet threshold for new project and disturb land not previously permitted for disturbance that is ≥ 50% of area that was previously permitted for disturbance (land disturbance effects threshold would also apply)	New: ≥ 5000 tonnes/day coal production capacity (=1.825 million tonnes/ year, based on 365 days) Modification: ≥ 50% increase in area of mine operations and total production of ≥ 5000 tonnes/day or more
Mineral Mines (Table 6)	Production capacity ≥ 75 000 tonnes/year mineral ore	No changes	Meet threshold for new project AND <ul style="list-style-type: none"> disturb ≥ 750 hectares of land not previously permitted for disturbance OR disturb land not previously permitted for disturbance that is ≥ 50% of area that was previously permitted for disturbance (E) 	Meet threshold for new project AND disturb land not previously permitted for disturbance that is ≥ 50% of area that was previously permitted for disturbance (land disturbance effects threshold would also apply)	Metal (including diamond) other than rare earth element, placer mine or uranium mine New: -≥ 5000 tonnes/day ore production capacity (= 1.825 million tonnes / year, based on 365 days) Modification: ≥ 50% increase in ore production and total ore production to ≥ 5000 tonnes/day or more Rare earth element New: production capacity ≥ 2500 tonnes/day (912,500 tonne /year, based on 365 days) Modification: ≥ 50% increase in area of mine operations and total ore production to ≥ 2500 tonnes / day
Sand and Gravel Pits (Table 6)	Production capacity: <ul style="list-style-type: none"> ≥ 500 000 tonnes/year during at least one year of operation, OR ≥ 1 000 000 tonnes/year over period of ≤ 4 years operation 	No changes	Meet threshold for new project AND <ul style="list-style-type: none"> disturb land not previously permitted for disturbance that is ≥ 35% of area that was previously permitted for disturbance (F) 	No change	New: production capacity of ≥ 3.5 million tonnes/year Modification: ≥ 50% increase in area of mine operations and total production capacity of ≥ 3.5 million tonnes/year
Placer Mineral Mines (Table 6)	Production capacity of ≥ 500 000 tonnes/year of pay dirt	Production capacity of ≥ 250 000 tonnes/year of pay dirt (based on Construction Stone and Industrial Mineral threshold, 4-year average for sand and gravel pits converted to annual rate – activities and effects are similar, but converted to annual rate)	Meet threshold for new project AND <ul style="list-style-type: none"> disturb land not previously permitted for disturbance that is ≥ 35% of area that was previously permitted for disturbance (F) 	No change	N/a

Project Category	Current Threshold – New Projects	Proposed Threshold - New Projects	Current Threshold – Modification	Proposed Threshold – Modification	Federal thresholds
Construction Stone and Industrial Mineral Quarries (Table 6)	Production capacity of $\geq 250\,000$ tonnes/year of quarried project	No changes	Meet threshold for new project AND <ul style="list-style-type: none"> • disturb ≥ 750 hectares of land not previously permitted for disturbance OR • disturb land not previously permitted for disturbance that is $\geq 50\%$ of area that was previously permitted for disturbance (E) 	Meet threshold for new project AND disturb land not previously permitted for disturbance that is $\geq 50\%$ of area that was previously permitted for disturbance (land disturbance effects threshold would also apply)	New: production capacity of ≥ 3.5 million tonnes/year Modification: $\geq 50\%$ increase in area of mine operations and total production capacity of ≥ 3.5 million tonnes/year
Off-shore Mine (Table 6)	New off-shore mine facility.	No changes	Meet threshold for a new project AND Executive Director determines modification has potential to result in a significant adverse environmental, economic, social, heritage, or health effects (G)	No changes	N/a

Project Category	Current Threshold – New Projects	Proposed Threshold - New Projects	Current Threshold – Modification	Proposed Threshold – Modification	Federal thresholds
Electricity Projects (Table 7)					
<p>Power Plants (Table 7)⁴</p>	<p>≥ 50 MW rated nameplate capacity from a hydroelectric, thermal electric, or other power plant</p>	<p>≥ 50 MW rated nameplate capacity from a hydroelectric, thermal electric, or other power plant not including wind and tidal plants</p> <p>Land-based wind generating facility ≥ 15 turbines</p> <p>Marine or freshwater wind generating facility ≥ 10 turbines</p> <p>Any new tidal (excluding in-stream tidal) power generating facility</p> <p>In-stream tidal power ≥ 15 MW rated nameplate capacity</p>	<p>Modification results in ≥ 50 MW increase in rated nameplate capacity</p>	<p>Meet threshold for new project AND Modification results in ≥ 50 MW increase in rated nameplate capacity</p> <p>Modification for all types of wind power generating facilities: Meet threshold for new project AND modification results in an increase of ≥ 10 turbines</p> <p>For Instream tidal: Meet threshold for new project AND Modification results in ≥ 15 MW increase in rated nameplate capacity</p> <p>Modifications NOT reviewable: Replacement of generator or turbine or other repairs to an existing power plant primarily for maintenance purposes.</p>	<p>Hydroelectric generating facility New: ≥ 200 MW; Modification: Expansion results in increase of production capacity of ≥ 50 % and a total of ≥ 200 MW</p> <p>In-stream tidal power generating facility New: ≥ 15 MW production capacity; Modification: ≥ 50% increase in production capacity AND ≥ 15 MW</p> <p>Tidal power other than an in-stream tidal power generating facility New: any tidal power other than an in-stream tidal power generating facility; Modification: ≥ 50% increase in production capacity</p> <p>Wind power New: wind power generating facility located in marine or freshwater with ≥ 10 turbines; Modification: expansion of power generating facility located in marine or freshwater resulting 50% increase in production capacity AND total of ≥ 10 turbines</p> <p>Fossil fuel-fired power generating facility New: ≥ 200 MW Modification ≥ 50% increase in production capacity AND ≥ 200 MW</p>

⁴ Hydroelectric, thermal electric, other

Project Category	Current Threshold – New Projects	Proposed Threshold - New Projects	Current Threshold – Modification	Proposed Threshold – Modification	Federal thresholds
<p>Electric Transmission Lines (Table 7)</p>	<p>New electric transmission line \geq 500 kV that is 40 km in length on new right of way</p> <p>Does NOT include dismantling and abandonment phases</p>	<p><u>New electric transmission line > 345 kV that is 40 km in length on new right of way</u></p> <p><u>Notification requirement for new electric transmission lines >230kV and >40km</u></p> <p><u>Define new right of way to mean “means land that is to be developed for an electrical transmission line that is not alongside and contiguous to an area of land that was developed for an electrical transmission line, transmission pipeline, railway or public highway.”</u></p>	<p>Meets threshold for new project; AND Results in rebuilding all or part of the facility, replacement of towers, and the rebuilt facility having a voltage of \geq 500 kV; OR</p> <p>Addition of at least one new line within the right of way for the existing facility; OR</p> <p>Constructing an extension to the facility having a voltage of \geq 500 kV</p> <p>Modifications NOT reviewable: Relocation of existing lines within an existing right of way; Increasing capacity of existing lines via conductor/tower modifications/ replacements / changes to the terrain within an existing right of way; Relocation of transmission line rights of way and associated transmission facilities provided they follow the existing general corridor and constitute a length of < 40 km; Replacement of towers or electric lines or other repairs to an existing facility primarily for maintenance purposes.</p> <p>Does NOT include dismantling and abandonment phases</p>	<p><u>Update to align with new project threshold of 345kV and “new right of way” definition</u></p>	<p>International or offshore electrical transmission line with \geq 345 kV AND \geq 75 km in length of new right of way</p> <p>Interprovincial transmission line designated by Governor in Council order</p>

Project Category	Current Threshold – New Projects	Proposed Threshold - New Projects	Current Threshold – Modification	Proposed Threshold – Modification	Federal thresholds
Petroleum and Natural Gas Projects (Table 8)					
<p>Energy Storage Facilities (Table 8)</p>	<p>New energy storage facility with capability to store an energy resource in a quantity that can yield by combustion ≥ 3 PJ of energy</p> <p>Development or use of naturally occurring underground reservoirs for the storage of petroleum or natural gas is NOT REVIEWABLE if those reservoirs are located in the Western Canadian Sedimentary Basin of North East British Columbia</p>	<p>Specify Facility that stores LNG - $\geq 136\ 000$ m³ is reviewable (volumetric conversion from 3 PJ)</p> <p>Any other storage facility retains 3 PJ threshold, specify that this includes the total of all product types stored on the site</p> <p>Add new project category for Oil refineries, reviewable at $\geq 10,000$ m³/day input capacity</p>	<p>Meets threshold for new project AND Modification results in an increase in the capability of the facility to store an energy resource, other than electricity, by a quantity that can yield by combustion ≥ 3 PJ of energy.</p> <p>Modification NOT reviewable: Replacement of components primarily for maintenance purposes. Development or use of naturally occurring underground reservoirs for the storage of petroleum or natural gas is NOT REVIEWABLE if those reservoirs are located in the Western Canadian Sedimentary Basin of North East British Columbia.</p>	<p>include new volumetric conversion for LNG</p> <p>for new oil refinery category, modification threshold of $\geq 50\%$ increase in production capacity and total input capacity of $\geq 10,000$ m³/day input capacity</p>	<p>LNG New: processing capacity of 3000 t/day OR Storage capacity of $\geq 136,000$ m³ Modification: results in increase in processing or storage capacity of $> 50\%$ AND a total of > 3000 t/day processing capacity OR $\geq 136,000$ m³ storage capacity</p> <p>Natural gas liquid storage New: facility with storage capacity of $\geq 100\ 000$ m³ Modification: $\geq 50\%$ increase in storage capacity of petroleum storage facility and total storage capacity of $\geq 100,000$ m³</p> <p>Oil refinery facility New: construction, decommissioning or abandonment of a new oil refinery, including a heavy oil upgrader with $\geq 10,000$ m³/day input capacity Modification: $\geq 50\%$ increase in production capacity and total input capacity of $\geq 10,000$ m³/day input capacity</p> <p>Liquid petroleum products New: construction, decommissioning or abandonment of a new facility to produce liquid petroleum products ≥ 2000 m³/day production capacity Modification: $\geq 50\%$ increase in production capacity and total production capacity of ≥ 2000 m³/day</p> <p>Petroleum Storage Facilities New: construction, decommissioning or abandonment of a new petroleum storage facility with a storage capacity of $\geq 500,000$ m³ Modification: $\geq 50\%$ increase in storage capacity of petroleum storage facility and total storage capacity of $\geq 500,000$ m³</p>

Project Category	Current Threshold – New Projects	Proposed Threshold - New Projects	Current Threshold – Modification	Proposed Threshold – Modification	Federal thresholds
<p>Natural Gas Processing Plants (Table 8)</p>	<p>Design capacity to process natural gas at a rate of < 5.634 million m³/day and will result in sulphur emissions to the atmosphere of ≥ 2 tonnes/day OR</p> <p>Design capacity to process natural gas at a rate of ≥5.634 million m³/day</p>	<p>Natural Gas Processing Facility: Sulphur emissions to the atmosphere of ≥ 2 tonnes/day</p> <p>Sulfur emissions means the total mass of sulphur, including elemental sulphur and all sulphur in compounds, expressed as elemental sulphur.</p> <p>(GHG effects threshold would also apply)</p>	<p>Meets threshold for new project AND Modification results in (1) an incremental increase in sulphur emissions to the atmosphere of ≥ 2 tonnes/day, or (2) a change to the design capacity of the facility resulting in an incremental increase of ≥ 5.634 million m³/day in the capacity of the facility to process natural gas.</p>	<p>Modification results in:</p> <ul style="list-style-type: none"> Natural Gas Processing Facility: an incremental increase in sulphur emissions to the atmosphere of ≥ 2 tonnes/day. <p>(GHG effects threshold would also apply)</p>	<p>Sour gas processing facility New: construction, operation, decommissioning and abandonment of a new sour gas processing facility with ≥2000 tonnes /day sulphur inlet capacity</p> <p>Modification: ≥ 50% increase in sulphur inlet capacity AND total inlet capacity of ≥2000 tonnes/day</p>
<p>Transmission Pipelines (Table 8)</p>	<p>New transmission pipeline facility with a (a) diameter of ≤ 114.3 mm and a length of ≥ 60 km, (b) diameter of between ≥ 114.3 and ≤ 323.9 mm and a length of ≥ 50 km, or (c) diameter of ≥ 323.9 mm and a length of ≥ 40 km</p> <p>Does NOT include dismantling and abandonment phases</p>	<p><u>Clarify that length is measured on new right of way</u></p> <p><u>Define new right of way to mean “means land that is to be developed for a transmission pipeline that is not alongside and contiguous to an area of land that was developed for an electrical transmission line, transmission pipeline, railway or public highway.</u></p>	<p>Meets threshold for new project AND modification results in (1) for a facility that when modified will have a diameter of ≤ 114.3 mm, rebuilding over a length of ≥ 60 km or an extension of ≥ 60 km in length (2) for a facility that when modified will have a diameter of between ≥ 114.3 and ≤ 323.9 mm, rebuilding over a length of ≥ 50 km or an extension of ≥ 50 km in length, or (3) for a facility that when modified will have a diameter of ≥ 323.9 mm, rebuilding over a length of ≥ 40 km or an extension of ≥40 km in length.</p> <p>Modification NOT reviewable: Replacement of components primarily for maintenance purposes. Does NOT include dismantling and abandonment phases.</p>	<p><u>Update to align with “new right of way” definition</u></p>	<p>International or interprovincial oil or gas pipeline, other than an offshore pipeline ≥ 75 km on new right of way</p>

Project Category	Current Threshold – New Projects	Proposed Threshold - New Projects	Current Threshold – Modification	Proposed Threshold – Modification	Federal thresholds
Off-shore Oil or Gas Facilities	New off-shore oil or gas facility.	No changes	Meets threshold for new project AND Executive Director determines modification has the potential to result in significant adverse environmental, economic, social, heritage, or health effects.	No changes	Construction, installation and operation of a new offshore floating or fixed platform, vessel or artificial island used for the production of oil or gas.
Water Management Projects (Table 9)					
Dams (Table 9)	<p>≥ 15 m high OR</p> <p>under the <i>Water Sustainability Act</i> would be permitted to impound a reservoir containing > 10 million m³ of water above the natural boundary of the streams that supply the water to the reservoir</p> <p>Does not include: A dam for tailings for a single mine; OR A dam/reservoir for a hydroelectric project</p>	No changes	<p>Meet new project requirements AND the modifications result in an increase in the flooded area by ≥ 20 hectares</p> <p>Does not include: A dam for tailings for a single mine; OR A dam/reservoir for a hydroelectric project</p>	No changes	<p>Dam or dyke New: on a natural water body that would result in the creation of a reservoir with a surface area that would exceed the annual mean surface area of that natural water body by 1 500 ha or more.</p> <p>Modification Expansion of an existing dam or dyke on a natural water body that would result in an increase in the surface area of the existing reservoir of 50% or more and an increase of 1 500 ha or more in the annual mean surface area of the existing reservoir.</p>

Project Category	Current Threshold – New Projects	Proposed Threshold - New Projects	Current Threshold – Modification	Proposed Threshold – Modification	Federal thresholds
Dikes (Table 9)	Protects an area of ≥ 10 km ² from flooding	No changes	Meet new project requirements AND the modification result in raising the entire length	No changes Add: Exempt projects that upgrade or replace existing dikes that protect existing communities if there is no new land disturbance.	Dam or dyke New: on a natural water body that would result in the creation of a reservoir with a surface area that would exceed the annual mean surface area of that natural water body by 1 500 ha or more. Modification Expansion of an existing dam or dyke on a natural water body that would result in an increase in the surface area of the existing reservoir of 50% or more and an increase of 1 500 ha or more in the annual mean surface area of the existing reservoir.
Water Diversion (Table 9)	Diverts water at a maximum of ≥ 10 million m ³ /year Does not include: Authorizations under section 8 of the <i>Water Sustainability Act</i> ; A dam for tailings for a single mine; OR A dam/reservoir for a hydroelectric plant	No change	Meets new project requirements AND the modifications result in an increase of ≥ 35 % of the maximum diversion rate OR Does not meet new project requirements, and there is an increase of ≥ 35 % of the maximum diversion rate AND water is diverted at a maximum rate of ≥ 10 million m ³ /year Does not include: Authorizations under section 8 of the <i>Water Sustainability Act</i> ; A dam for tailings for a single mine; OR A dam/reservoir for a hydroelectric plant	No change	New: structure for the diversion of 10 million m ³ /year or more of water from a natural water body into another natural water body. Modification: expansion of an existing structure for the diversion of water from a natural water body into another natural water body that would result in an increase in diversion capacity of 50% or more and a total diversion capacity of 10 million m ³ /year or more.

Project Category	Current Threshold – New Projects	Proposed Threshold - New Projects	Current Threshold – Modification	Proposed Threshold – Modification	Federal thresholds
<p>Groundwater Extraction (Table 9)</p>	<p>One or more works for the extraction of groundwater where the Executive Director considers them to be a single project; AND Operated intermittently and continuously for ≥ 1 year; AND Designed to be operated so that groundwater is extracted at a rate of ≥ 75 litres/sec</p> <p>Does not include: Providing groundwater data for an application for an EA certificate; OR Groundwater testing and data collection by a Professional Engineer or Geoscientist</p>	<p>No change to thresholds – language revised for clarity</p> <p>Create exemption from EA requirement for the extraction of deep groundwater, if the use is an oil and gas purpose.</p>	<p>Meet new project requirements AND the modifications result in:</p> <ul style="list-style-type: none"> • an increase of $\geq 35\%$ of the maximum extraction rate; OR • increase of ≥ 75 litres/second over the existing extraction rate <p>Does not include: Providing groundwater data for an application for an EA certificate; OR Groundwater testing and data collection by a Professional Engineer or Geoscientist</p>	<p>No changes</p>	<p>N/a</p>
<p>Shoreline Modification (Table 9)</p>	<p>Changes in or about a stream, marine coastline or estuary; AND Includes dredging, filling or physical disturbance $\geq 1,000$ m shoreline OR ≥ 2 ha of foreshore, submerged land, or a combination, below the natural boundary.</p> <p>Does not include: Periodic shoreline cleanup projects Periodic maintenance dredging Ferry terminal or marine port</p>	<p>No changes</p>	<p>Meet new project requirements AND the modifications result in an increase of $\geq 35\%$ of</p> <ul style="list-style-type: none"> • the length of shoreline; OR • the area of foreshore or submerged land*, OR <p>Does NOT meet new project requirements, AND the modifications result in an increase of $\geq 35\%$ of:</p> <ul style="list-style-type: none"> • the length of shoreline; OR • the area of foreshore or submerged land AND modification result in change in or about stream, coastline or estuary $\geq 1,000$ m of linear shoreline disturbance OR ≥ 2 hectares of foreshore or submerged land below the natural boundary. * <p>*Area flooded is not included in the calculation of area directly disturbed.</p> <p>Does not include: Periodic shoreline cleanup projects Periodic maintenance dredging Ferry terminal or marine port</p> 	<p>No changes</p> <p>Add the following definitions:</p> <p>Periodic maintenance means dredge work undertaken at regular intervals to keep an existing waterway in a condition that allows it to be used in the way it is designed and authorized to be used.</p>	<p>N/a</p>

Project Category	Current Threshold – New Projects	Proposed Threshold - New Projects	Current Threshold – Modification	Proposed Threshold – Modification	Federal thresholds
Waste Disposal Projects (Table 10-12)					
<p>Hazardous Waste Facilities (Table 10)</p>	<p>Storage, treatment or disposal of biomedical or hazardous waste if the facility entails: An off-site incinerator or thermal treatment facility (excluding a thermal treatment facility that utilizes non-combustion technologies for the disinfection of biomedical waste, or an incinerator or thermal treatment facility that uses combustion or other related technologies for the treatment or disposal of biomedical waste) AND that has a capacity of <5 tonnes/day OR</p> <ul style="list-style-type: none"> • an off-site long-term storage facility or secure landfill, OR • an off-site treatment facility (other than an incinerator, thermal treatment facility or land treatment facility) <p>AND the project is for the construction of a new facility OR the modification of an existing facility that has not been permitted previously under the <i>Environmental Management Act</i> OR To use hazardous waste at an existing off-site facility whose principal function is not waste management, AND that has not previously been permitted to use that type of hazardous waste under the <i>Environmental Management Act</i> if:</p> <ul style="list-style-type: none"> • off-site use of hazardous waste by combustion or thermal processes, OR • off-site use hazardous waste other than by combustion or thermal processes <p>Does not apply to a facility that does not use or propose to use incineration or thermal treatment if the facility is</p> <ul style="list-style-type: none"> • A mobile off-site treatment facility, or • A research and demonstration facility 	<p>Clean up language to reflect changes in the hazardous waste regulation</p> <p>Clearly exempt:</p> <ul style="list-style-type: none"> • Deep well injection of produced water by the oil and gas industry • On-site treatment of drilling mud with mobile closed loop thermal treatment on a drilling pad or secure landfill site <p>Some definitions added for clarity</p>	<p>Meet new project requirements AND the modifications would increase waste discharge by at least 30 % (H)</p> <p>Does not apply to: A facility that does not use or propose to use incineration or thermal treatment if the facility is</p> <ul style="list-style-type: none"> • A mobile off-site treatment facility, or • A research and demonstration facility 	<p>No changes</p>	<p>New: Construction, operation, decommissioning and abandonment of a new facility that is not more than 500 m from a natural body of water and is used exclusively for the treatment, incineration, disposal or recycling of hazardous waste. Modification: expansion of hazardous waste facility that is not more than 500 m from a natural body of water that results in increase in diversion capacity of ≥ 50% AND total diversion capacity of ≥ 10 million m³/year</p>

Project Category	Current Threshold – New Projects	Proposed Threshold - New Projects	Current Threshold – Modification	Proposed Threshold – Modification	Federal thresholds
<p>Local Government Solid Waste Management Facilities (Table 11)</p>	<p>Board of a regional district has included the facility in a solid waste management plan AND the facility is for the treatment and disposal of municipal solid waste by the operation of:</p> <ul style="list-style-type: none"> • landfill with design capacity of \geq 250,000 tonnes/year, OR • an incinerator with a design capacity of > 225 tonnes/day <p>OR</p> <ul style="list-style-type: none"> • Any incinerator in the Greater Vancouver Regional District or the Fraser Valley Regional District 	<p>Include proponents other than local governments, and any non-hazardous solid waste as reviewable, maintaining same thresholds</p>	<p>Meet new project requirements for landfill AND the modification would</p> <ul style="list-style-type: none"> • increase the lifespan of the project, OR • increase the annual design capacity beyond the approved design capacity <p>OR does NOT meet new project requirements for landfill and incinerator BUT modification results in an increase in design capacity above</p> <ul style="list-style-type: none"> • landfill with design capacity of \geq 250,000 tonnes/year, OR • an incinerator with a design capacity of > 225 tonnes/day <p>OR</p> <ul style="list-style-type: none"> • Any incinerator in the Greater Vancouver Regional District or the Fraser Valley Regional District 	<p>No changes</p>	<p>N/a</p>
<p>Local Government Liquid Waste Management Facilities (Table 12)</p>	<p>Treatment and disposal of municipal liquid waste, AND designed to serve \geq 10,000 people</p> <p>Does NOT include: Dismantling and abandonment phases Facility that is a component of a Municipal Liquid Waste Management Plan approved under the <i>Environmental Management Act</i></p>	<p>No Changes</p>	<p>Meet new project requirements AND the modifications would increase waste discharge by at least 30 % (H)</p> <p>OR does NOT meet new project requirements BUT increase in capacity to serve existing or planned \geq 10,000 people AND increase waste discharge by at least 30 %</p> <p>Does NOT include: Dismantling and abandonment phases Facility that is a component of a Municipal Liquid Waste Management Plan approved under the <i>Environmental Management Act</i></p>	<p>No changes</p>	<p>N/a</p>

Project Category	Current Threshold – New Projects	Proposed Threshold - New Projects	Current Threshold – Modification	Proposed Threshold – Modification	Federal thresholds
Food Processing Projects (Table 13)					
<p>Food Processing Projects (Table 13)</p> <p>Meat and Meat Products Industry (except poultry)</p> <p>Poultry Products Industry</p> <p>Fish Products Industry</p>	<p>new facility that has a maximum liquid waste discharge permitted under the Environmental Management Act of > 800 m³/day.</p>	<p>Exclude food processing facilities from reviewability.</p> <p>Reflects the introduction of the <i>Waste Discharge Regulation (2004)</i> and <i>Slaughter Industry Code of Practice (2007)</i>. Review by EAO now considered to be duplicative.</p> <p>No projects have ever been reviewed.</p>			<p>N/a</p>
Transportation Projects (Table 14)					
<p>Public Highways (Table 14)</p>	<p>≥ 20 continuous km of paved public highway with ≥ 2 lanes</p> <p>Does NOT include: Dismantling and abandonment phases</p>	<p>Clarify that length is measured on new right of way</p> <p>Define new right of way to mean “means land that is to be developed for a public highway that is not alongside and contiguous to an area of land that was developed for an electrical transmission line, transmission pipeline, railway or public highway.”</p>	<p>Modification results in additional ≥ 2 lanes of paved public highway to existing highway over a continuous distance of ≥ 20 km</p> <p>Does NOT include: Dismantling and abandonment phases</p>	<p>Update to align with “new right of way” definition</p>	<p>Construction, operation, decommissioning and abandonment of a new all-season public highway the requires a total of 75 km or more of a new right of way.</p>
<p>Railways (Table 14)</p>	<p>≥ 20 continuous km of developed track OR Railway designed for high-speed trains with a design speed of ≥ 200 km/hour</p> <p>Does NOT include: Dismantling and abandonment phases</p>	<p>Clarify that length is measured on new right of way</p> <p>Define new right of way to mean “means land that is to be developed for a railway that is not alongside and contiguous to an area of land that was developed for an electrical transmission line, transmission pipeline, railway or public highway.”</p>	<p>Modification results in addition of 1 or more lines of track to existing railway over a continuous distance of ≥ 20 km OR</p> <p>Railway designed for high-speed trains with a speed of ≥ 200 km/hour</p> <p>Does NOT include: Dismantling and abandonment phases</p>	<p>Update to align with “new right of way” definition</p>	<p>New: construction, operation, decommissioning, and abandonment of new railway line that is capable of carrying freight or passengers between cities and requires a total ≥ 50 km of new right of way; OR new railway yard with total area of 50 ha or more</p> <p>Modification: expansion to yard would increase total area by ≥ 50% AND total area is 50 ha or more.</p>

Project Category	Current Threshold – New Projects	Proposed Threshold - New Projects	Current Threshold – Modification	Proposed Threshold – Modification	Federal thresholds
Ferry Terminals (Table 14)	New ferry terminal facility that <ul style="list-style-type: none"> • serves marine ferry operations AND • has an outbound annual vehicle throughput capacity of $\geq 500\,000$ vehicles OR <ul style="list-style-type: none"> • serves either marine or freshwater ferry operations AND • entails construction of the facility by dredging, filling or other direct physical disturbance of: <ul style="list-style-type: none"> • $\geq 1\,000$ m of linear shoreline OR • ≥ 2 hectares of foreshore or submerged land below the natural boundary of the water body Does NOT include: Dismantling and abandonment phases	No changes	Meets threshold for new project AND modification results in an increase in outbound annual vehicle capacity of $\geq 35\%$ OR entails dredging, filling, or other direct physical disturbance of: <ul style="list-style-type: none"> • $\geq 1\,000$ m of linear shoreline OR • ≥ 2 hectares of foreshore or submerged land below the natural boundary of the water body Does NOT include: Dismantling and abandonment phases Periodic maintenance dredging	No changes	n/a
Marine Port Facilities (other than ferry terminal) (Table 14)	If construction of the facility involves dredging, filling, or other direct physical disturbance of: <ul style="list-style-type: none"> • $\geq 1\,000$ m of linear shoreline OR • ≥ 2 hectares of foreshore or submerged land below the natural boundary of the marine coastline or marine estuary Does NOT include: Dismantling and abandonment phases	No changes	Meets threshold for new project AND modification entails dredging, filling, or other direct physical disturbance of: <ul style="list-style-type: none"> • $\geq 1\,000$ m of linear shoreline OR • ≥ 2 hectares of foreshore or submerged land below the natural boundary of the marine coastline or estuary Does NOT include: Dismantling and abandonment phases Periodic maintenance dredging	No changes	New: Construction, operation, decommissioning and abandonment of new marine terminal designed to handle ships larger than 25,000 DWT Modification: if expansion requires the construction of new berth designed to handle ships larger than 25,000 DWT and if the berth is not a permanent structure in the water, the construction of a new permanent structure

Project Category	Current Threshold – New Projects	Proposed Threshold - New Projects	Current Threshold – Modification	Proposed Threshold – Modification	Federal thresholds
Airports (Table 14)	Runway \geq 1 500 m in length Does NOT include: Dismantling and abandonment phases	No changes	Installing new runway \geq 1 500 m long Extending an existing runway that is < 1 500 m long by \geq 1 500 m OR Extending an existing runway that is \geq 1 500 m long by \geq 500 m Does NOT include: Dismantling and abandonment phases	No changes	New: runway length of \geq 1,000 m; capable of serving aircraft of Aircraft Group Number IIIA or higher Modification: new runway at existing aerodrome with a length of \geq 1,000 m; existing runway becomes capable of serving aircraft of Aircraft Group Number IIIA or higher
Tourist Destination Resort Projects (Table 15)					
Resort Developments – not golf, marina, or ski (Table 15)	\geq 2 000 bed units, of which \geq 600 must be commercial bed units. Does NOT include: Dismantling and abandonment phases	Delete reference to “commercial” bed units <u>Clearance administered under the Resort Timber Administration Act would not be counted towards the 600 ha effects threshold.</u>	Meets new project threshold AND Modification results in an increase in the number of the bed units at the facility by \geq 2 000, of which \geq 600 must be commercial bed units. Does NOT include: Dismantling and abandonment phases	Delete reference to “commercial” bed units Under consideration for projects subject to the All Seasons Resort Policy: - Increase of 2000 new bed units or more; and, - Total number of bed units increases by at least 50% from what is already approved in the resort masterplan. - <u>Clearance administered under the Resort Timber Administration Act would not be counted towards the 600 ha effects threshold.</u>	N/a

Project Category	Current Threshold – New Projects	Proposed Threshold - New Projects	Current Threshold – Modification	Proposed Threshold – Modification	Federal thresholds
<p>Golf resorts (Table 15)</p>	<p>A developed base area of ≥ 200 hectares which includes ≥ 100 hectares of golf courses AND ≥ 100 hectares of area for the club house, hotel, restaurant, parking and ancillary services AND ≥ 600 commercial bed units.</p> <p>Does NOT include: Dismantling and abandonment phases</p>	<p>Delete reference to “commercial” bed units</p>	<p>Meets new project threshold AND Modification results in an increase in the developed base area of the facility by ≥ 200 hectares and increase in the number of commercial bed units by ≥ 600.</p> <p>Does NOT include: Dismantling and abandonment phases</p>	<p>Delete reference to “commercial” bed units</p>	
<p>Marina Resorts (Table 15)</p>	<p>Has a marina with > 1000 linear metres of moorage AND ≥ 600 commercial bed units.</p> <p>Does NOT include: Dismantling and abandonment phases</p>	<p>Delete reference to “commercial” bed units Add: Linear metres of moorage is a measurement of the overall outside perimeter of the berths, and not the total of each inside perimeter measurement of the individual berths.</p>	<p>Meets new project threshold AND Modification results in an increase in the moorage at the facility by ≥ 1000 linear metres and increase in the number of commercial bed units at facility by ≥ 600.</p> <p>Does NOT include: Dismantling and abandonment phases</p>	<p>Delete reference to “commercial” bed units</p>	
<p>Ski Resorts (Table 15)</p>	<p>≥ 2000 bed units, of which ≥ 600 must be commercial bed units.</p> <p>Does NOT include: Dismantling and abandonment phases</p>	<p>Delete reference to “commercial” bed units Clearance administered under the Resort Timber Administration Act would not be counted towards the 600 ha effects threshold.</p>	<p>Meets new project threshold AND Modification results in an increase in the number of the bed units at the facility by ≥ 2000, of which ≥ 600 must be commercial bed units.</p> <p>Does NOT include: Dismantling and abandonment phases</p>	<p>Delete reference to “commercial” bed units</p> <p>For projects subject to the All Seasons Resort Policy:</p> <ul style="list-style-type: none"> - Increase of 2000 new bed units or more; and, - Total number of bed units increases by at least 50% from what is already approved in the resort masterplan. <p>Clearance administered under the Resort Timber Administration Act would not be counted towards the 600 ha effects threshold.</p>	