

**Hearing Order OH-001-2014  
Trans Mountain Pipeline ULC (Trans Mountain)  
Application for the Trans Mountain Expansion Project (Project)**

**Written evidence of June Wells**

**Name of intervenor:**    North Shore No Pipeline Expansion (NSNOPE)

**Table of contents**

<b>1. Introduction .....</b>	<b>2</b>
<b>2. Ms. Wells' background and role with NSNOPE .....</b>	<b>Error! Bookmark not defined.</b>
<b>3. Noise, light and air pollution impacts of the WMT to residents of the North Shore .....</b>	<b>Error! Bookmark not defined.</b>
<b>4. Recreational use of parks and marine areas located opposite the WMT and impacts to those uses from the Projects .....</b>	<b>3</b>
<b>Appendix A        Photo of tanker taken from the residence of June Wells, June 24<sup>th</sup>, 2014, 2:30 pm.....</b>	<b>3</b>
<b>Appendix B        Photograph taken from the residence of June Wells, May 8<sup>th</sup>, 2014 .....</b>	<b>4</b>
<b>Appendix C        Photograph taken from the residence of June Wells, May 21, 2015.....</b>	<b>4</b>

1       **1.           Introduction**

2       This is the written evidence of June Wells prepared and filed on behalf of the intervenor North  
3       Shore No Pipeline Expansion (“NSNOPE”). It will address the impacts of the Trans Mountain  
4       Expansion Project (the “Project”) on this witness and other users of the area of the District of  
5       North Vancouver known as Deep Cove, located on the North Shore, extending from Cates Park  
6       which is opposite the Westridge Marine Terminal (the “WMT”), north along Indian Arm.  
7       Specifically, it will address:

- 8
- 9           a) June Well’s role with NSNOPE and background;
  - 10          b) Noise, light and air pollution impacts of the WMT to residents of the North Shore;
  - 11          c) Recreational use of parks and marine areas located opposite the WMT and impacts to
  - 12           those uses from the Project.

13       **2.           Ms. Wells’ background and role with NSNOPE**

14       June Wells is a member and volunteer of NSNOPE. She resides 683 Beachview Drive, North  
15       Vancouver, B.C. The properties on the East side of Beachview Drive are waterfront properties.  
16       Ms. Well’s property, on the West Side of Beachview Drive, has an excellent view of Indian Arm,  
17       from Burnaby Mountain, situated above the junction between Indian Arm and Burrard Inlet,  
18       along Belcarra Regional Park as far as Hamber Island. Ms. Wells is a retired chemistry teacher  
19       who has a Master Degree in Science. She has lived in this location for fifty years, originally  
20       moving here because she loved the outdoors, hiking and kayaking, and enjoyed having a view of  
21       ocean and mountains. She is a frequent user of the recreation areas on the North Shore including  
22       Cates Park and Indian Arm.

23       **3.           Noise, light and air pollution impacts of the WMT to residents of the North Shore**

24       Ms. Wells observes that Indian Arm is seagoing waterway enclosed in mountains that rise  
25       steeply from the sea, and that Indian Arm is a narrow fjord. As such the noise and fumes  
26       produced by tankers using WMT, and other marine traffic, are contained rather than dissipated,  
27       making the disturbance of vessels all the greater.

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30       The tankers anchor in a location south east of her house. When anchored here they are visible  
31       from her porch, living room and bedroom. When present the tankers emit noise and light twenty-  
32       four hours a day. The lights are huge and very bright. These tankers emit large quantities of  
33       exhaust fumes that she can sometimes smell from her house depending on the wind. The black  
34       clouds of exhaust fumes are visible from her house. Photographs of a tankers [at](#)<sup>[1]</sup> this location  
35       taken on [June 24, 2014 and May 8, 2014] and illustrating the exhaust fumes are attached as  
36       Appendix A and Appendix B [to](#)<sup>[2]</sup> this evidence.

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38       The noise is such that she is constantly aware of the tanker’s presence. It is particularly bad in  
39       the summer when she would like to keep windows open but must close them to shut out the  
40       noise. The glaring lights enter her house requiring her to shut the drapes to decrease the

1 disturbance of the light. Previously she always kept the drapes open to enjoy the view of the  
2 water at all times of day. The noise and light also interrupts her sleep. She must modify habits in  
3 order to sleep, either by wearing ear plugs, or sleeping in a back room. The current level of  
4 tanker traffic to the WMT seriously interferes in Ms. Wells' use and enjoyment of her property.  
5 Photograph of tanker lit up at night attached as Appendix C.

7 She can also hear the anchors going down, which could be a problem if the proposed increase in  
8 tanker traffic occurs, but the real disturbance lies in the glaring lights and nonstop generators.

10 Also, Ms. Wells has only 55% lung capacity as she has chronic pulmonary disease, caused by  
11 exposure to chemicals like benzene in her profession as a chemistry teacher. She is very  
12 concerned about the negative health effects that would result with an increase in air pollution due  
13 to increased tanker traffic. Further, her health condition in conjunction with the location of her  
14 property make her particularly vulnerable in the event of a spill, and she fears her health would  
15 be seriously jeopardized by the chemicals in Dilbit that would vaporize, some of them possibly  
16 the very chemicals that caused her condition in the first place.

#### 17 **4. Recreational use of parks and marine areas located opposite the WMT and** 18 **impacts to those uses from the Projects**

19 Ms. Wells has been kayaking on Indian Arm since 1983. She swims regularly in the summer and  
20 walks along the shore at Cates Park on a [daily/weekly/multiple times a month] basis. She is  
21 concerned about the impact a spill would have on her ability, or anyone's ability, to safely  
22 participate in these activities.

24 The waterway is very busy with recreational users, particularly in the summer. Examples of  
25 activity Ms. Wells observes on the water from her house include but are not limited to:

- 26 • Tuesday night kayak races with well over fifty people racing kayaks,
- 27 • children's sailing programs run by the Deep Cove Yacht Club,
- 28 • Deep Cove Rowing Club training throughout the summer,
- 29 • Dragon Boats training and races from Deep Cove,
- 30 • Burnaby, Tsleil-Waututh Nation canoe races and tours,
- 31 • an annual "sail past" run by Burrard Yacht Club involving over 30 boats,
- 32 • annual Carol Ship Parade,
- 33 • Bayshore pleasure or dance cruises,
- 34 • Gay Pride Cruise.

36 As well she observes scores of fishermen, kayakers, paddle boarders, pleasure boaters,  
37 particularly during the summer. It is a glorious sight for her to see the Sunday Deep Cove Yacht  
38 Club race along Indian Arm with up to a dozen boats with their spinnakers raised.

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2 **Appendix A**

3 **Photo of tanker taken from the residence of June Wells, June 24<sup>th</sup>, 2014,**  
4 **2:30 pm. Image taken by June**  
**Wells.**



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1 **Appendix B**  
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**Photograph taken from the residence of June Wells, May 8<sup>th</sup>, 2014. Image taken by June Wells**



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5 **Appendix C**

6 **Photograph taken from the residence of June Wells, May 21, 2015. Image taken by June**  
7 **Wells**

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