

6.2 Summary of Assessment of Potential Economic Effects

Potential economic effects of the Proposed Project and associated key mitigation measures are presented in Table 6.2-1. A summary of predicted residual economic effects and residual cumulative economic effects are presented in Table 6.2-2.

Table 6.2-1: Summary of Potential Economic Effects and Associated Key Mitigation Measures

Valued Component	Phase	Potential Effect	Key Mitigation Measures	
			No.	Description
Sustainable Economy				
Regional Economic Development Labour Market	Construction Operations	Goods and services business and contracting opportunities for local businesses	M-6.1-01	Local hiring and procurement policies and practices.
Real Estate	Construction Operations	Reduced value of McNab Creek Strata real estate	M-5.7-01 to M-5.7-08	Measures outlined in Section 5.7 Air Quality.
Real Estate	Construction Operations	Reduced value of McNab Creek Strata real estate	M-6.1-02	Explore electricity distribution infrastructure and apply for a suitable interconnection to the BC Hydro 138 kV transmission line in order to potentially offer access to BC Hydro electricity service to McNab Creek Strata real estate owners. If this electricity service is realized for strata owners then reliance on generators would be diminished along with their associated noise and air emissions.
Real Estate	Construction Operations	Reduced value of McNab Creek Strata real estate	M-6.1-03	Implementation of an Access Management Plan to provide special access to certain parts of BURNCO's private property pursuant to discussions between BURNCO and strata residents on access arrangements.
Real Estate	Construction Operations	Reduced value of McNab Creek Strata real estate	M-6.1-04	Ongoing engagement with McNab Creek Strata residents regarding issues of benefit and concern.
Real Estate	Construction Operations	Reduced value of McNab Creek Strata real estate	M-7.4-01 to M-7.4-10	Measures outlined in Section 7.4 Visual Resources.
Real Estate	Construction Operations	Reduced value of McNab Creek Strata real estate	M-9.2-01 to M-9.2-09	Measures outlined in Section 9.2 Noise.

Table 6.2-2: Summary of Assessment of Potential Residual and Cumulative Residual Economic Effects

Valued Component	Phase	Residual Effect Assessment		Cumulative Residual Effect Assessment	
		Potential Effect	Significance	Potential Effect	Significance
Sustainable Economy					
Regional Economic Development	Construction	Proposed Project effects are positive and therefore no residual adverse effects are anticipated.	n/a	n/a	n/a
Regional Economic Development	Operations	Proposed Project effects are positive and therefore no residual adverse effects are anticipated.	n/a	n/a	n/a
Labour Market	Construction	Proposed Project effects are positive and therefore no residual adverse effects are anticipated.	n/a	n/a	n/a
Labour Market	Operations	Proposed Project effects are positive and therefore no residual adverse effects are anticipated.	n/a	n/a	n/a
Local Government Revenue	Construction	Proposed Project effects are positive and therefore no residual adverse effects are anticipated.	n/a	n/a	n/a
Local Government Revenue	Operations	Proposed Project effects are positive and therefore no residual adverse effects are anticipated.	n/a	n/a	n/a
Real Estate	Construction	Change in real estate value.	Not Significant	Change in real estate value.	Not Significant
Real Estate	Operations	Change in real estate value.	Not Significant	Change in real estate value.	Not Significant