



DATE OF APPROVAL	February 15, 2013
APPLICANT	Beedie Development Group
ADDRESS OF APPLICANT	3030 Gilmore Diversion, Burnaby BC V5G 3B4
PROJECT LOCATION	501 Boyd Street, New Westminster
PROJECT TITLE	501 Boyd Street Transload Facility

PROJECT DESCRIPTION

For the purposes of this Permit, the Project is understood to include the following "Works" on Vancouver Fraser Port Authority property:

Construction of a 4002 square metre transload warehouse, including mezzanine office space, empty container storage, trailer storage, site servicing and utilities, a gatehouse, an employee parking area, an access road, and landscaping.

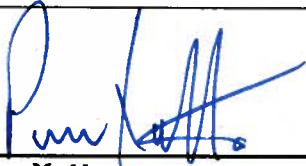
GENERAL CONDITIONS OF APPROVAL:

1. This Permit is conditional on a valid tenure agreement with respect to the subject premises being in place. **NO CONSTRUCTION MAY COMMENCE IN THE ABSENCE OF A VALID TENURE AGREEMENT.**
2. This Permit is granted subject to the fulfillment of all other requirements of the Vancouver Fraser Port Authority (VFPA), doing business as Port Metro Vancouver, relating to the Project, and subject to all applicable laws and other necessary approvals being obtained. Prior to commencing construction the Applicant shall ensure that it has complied with all necessary legal requirements and that all necessary regulatory approvals have been obtained. Furthermore, the issuance of the VFPA Project Review Permit does not preclude compliance with the regulatory processes and requirements of any other applicable agencies;
3. This Permit in no way endorses or warrants the design, engineering, or construction of the construction works contemplated under this Permit and no person may rely upon this Permit for any purpose other than the fact that VFPA has permitted the contemplated construction works to commence, subsequent to the issuance of this Permit, in accordance with the terms and conditions of this Permit;
4. In consideration of the granting of this Permit by VFPA the Applicant agrees to indemnify and save harmless VFPA against any and all actions, claims, loss, damages or other expenses in any way arising or following from or caused by the granting of this Permit or the construction of any works as contemplated by this Permit;
5. Development shall be generally in accordance with the application submitted by Deb Parliament on behalf of Beedie Development Group on September 5, 2012, including the attached drawings titled, numbered and dated:
 - "Site Plan" by WSB, No. A-1, Revision 15, Dated October 25, 2012;
 - "Context Plan" by WSB, No. A-1a, Revision 8, Dated October 22, 2012;

THIS IS NOT A BUILDING PERMIT

- "Beedie Development Group Damco - Servicing Plan Sheet 1" by Aplin & Martin Consultants Ltd. No. 11-232-C09, Dated October 24, 2012, Revision No. C09 of 11;
 - "Beedie Development Group Damco - Servicing Plan Sheet 2" " by Aplin & Martin Consultants Ltd. No. 11-232-C10, Dated October 24, 2012, Revision No. C10 of 11;
 - "Beedie Development Group Damco - Servicing Plan Sheet 3" " by Aplin & Martin Consultants Ltd. No. 11-232-C11, Dated October 24, 2012, Revision No. C11 of 11, and;
 - "Landscape Plan" by Landspace Architect, No. L-1, Dated October 24, 2012, Revision 2.
6. The Applicant shall adhere to the conditions listed on the attached VFPA Schedule of Environmental Conditions numbered 12-104;
 7. The Applicant is responsible for locating all existing site services and utilities including any located underground and the Applicant shall ensure that these services and utilities are protected during construction and operation of the Project. The Applicant is responsible to employ best practices and meet applicable code requirements with respect to protection of existing site services and clearance between existing and proposed site services. The Applicant is responsible for repair or replacement of any damage to existing site services and utilities, to the satisfaction of VFPA, that result from construction and operation of the Project;
 8. Details of any significant proposed changes to the Project or relating to the application must be submitted to VFPA for consideration of an amendment to this Permit;
 9. Prior to commencement of construction, the Applicant shall submit signed and sealed drawings and professional letters of assurance approved for construction by a professional engineer licensed to practice in the Province of British Columbia, and shall obtain a VFPA Building Permit;
 10. Prior to Occupancy, the Applicant shall confirm acceptance by Southern Railway of British Columbia of the proposed driveway crossing of the rail line on the south side of the site immediately west of Stanley Street;
 11. Prior to Occupancy, the Applicant shall reach agreement with the City of New Westminster on the terms of the offsite Servicing Agreement for the subject property, to the satisfaction of VFPA;
 12. The Applicant shall provide VFPA with a construction schedule prior to commencement of construction and shall provide VFPA with regular updates of the construction schedule throughout the duration of construction;
 13. All noise levels resulting from construction activities shall not exceed maximum levels stated in the City of New Westminster Construction Noise By-Law No. 6063 without prior approval from VFPA;
 14. The Applicant may place temporary construction trailers on site while this permit remains in effect, provided that the Applicant shall not connect such trailers to any underground utilities without the prior written consent of VFPA which may include, without limitation and at VFPA's discretion, a VFPA Building Permit;
 15. The Applicant shall provide as-built drawings, in both AutoCAD and Adobe (PDF) format, within 60 days of completion of all works; and,
 16. The approved works must commence by February 28, 2014 (the "Commencement Date") and be complete no later than February 28, 2015 (the "Completion Date"). For an extension to the Commencement Date, the Applicant must apply to VFPA in writing no

later than 30 days following that date. For an extension to the Completion Date, the Applicant must apply in writing to VFPA no later than 30 days prior to that date. Failure to apply for an extension as required may, at the sole discretion of VFPA, result in termination of this approval.



Peter Xotta
Vice President Planning and Operations

**VANCOUVER FRASER
PORT AUTHORITY**

PROJECT PERMIT

2012-104

This drawing has been reviewed by the Vancouver Fraser Port Authority solely for the purpose of VFPA's issuance of a Project Permit. This permit in no way denotes design, engineering or structural approval or endorsement.

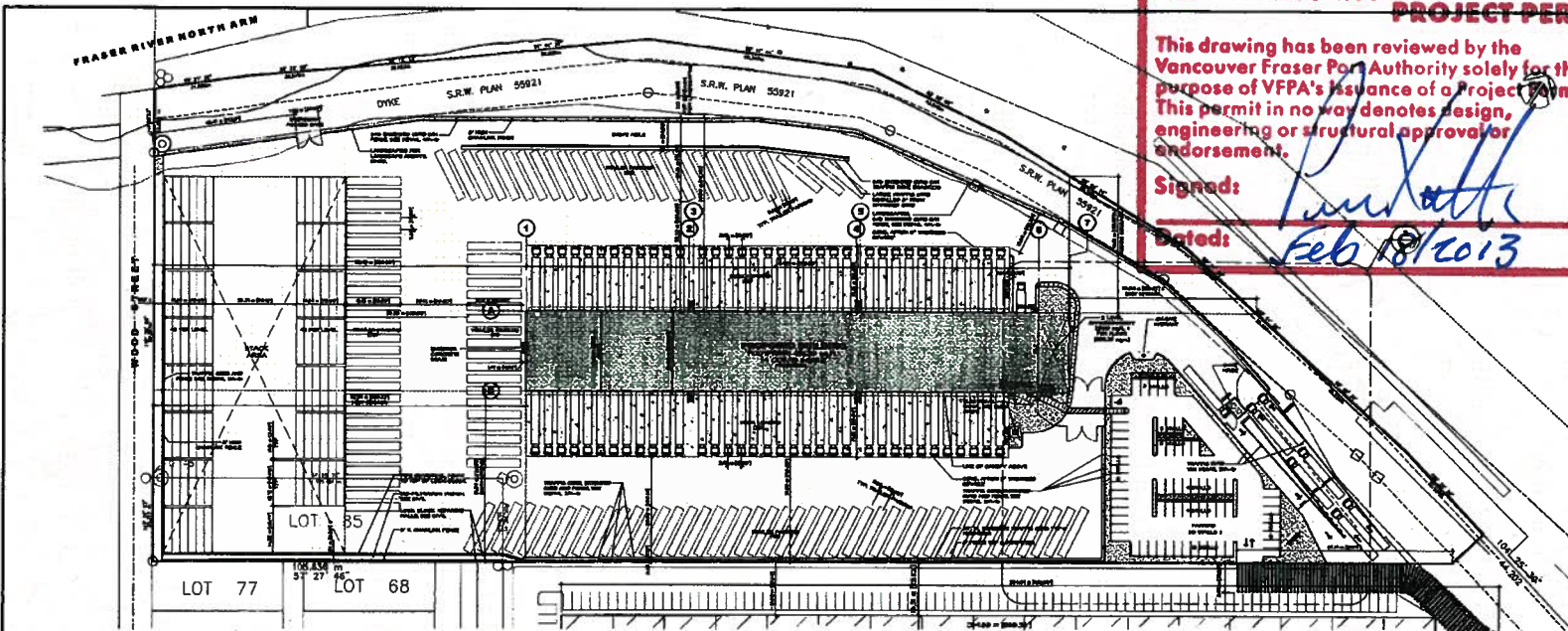
Signed:

Dated:

[Handwritten Signature]
Feb 18/2013

Canada

Beeble | Development Group
2030 QUADRE DRIVE, VANCOUVER, BC V6X 4K6
TEL: (604) 331-3321 FAX: (604) 331-7349

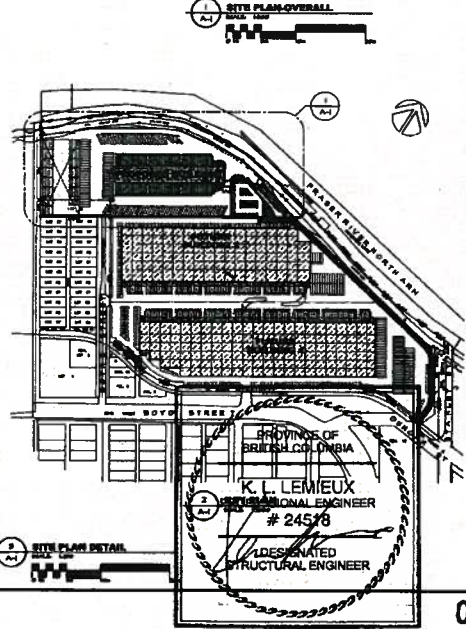
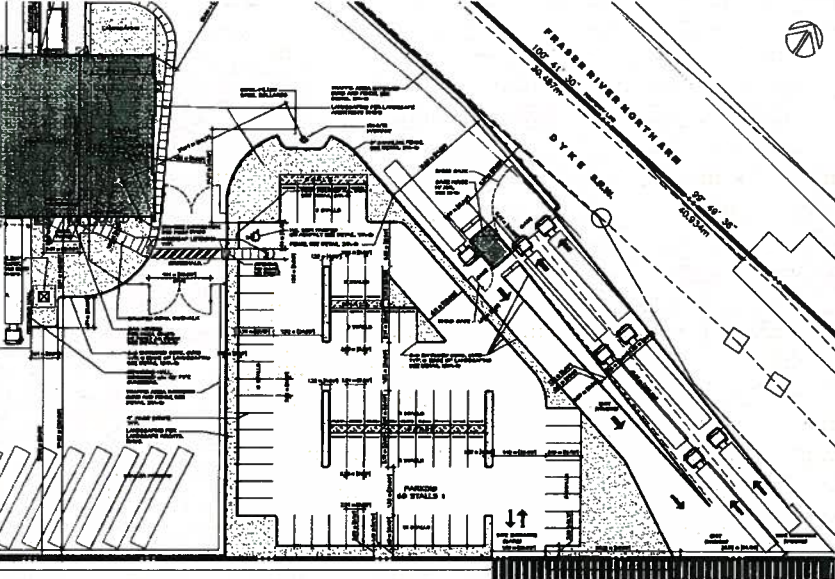


DEVELOPMENT DATA

OWNER	2010010101
PROJECT NAME	2010010101
PROJECT ADDRESS	4800 W. BOYD STREET / 100' AL-30'
PROJECT AREA (SQ. FT.)	4,800
PROJECT AREA (ACRES)	0.11
PROJECT AREA (SQ. YD.)	1,100
PROJECT AREA (SQ. MI.)	0.0004
PROJECT AREA (SQ. KM.)	0.0001
PROJECT AREA (SQ. M.)	4,800
PROJECT AREA (SQ. CM.)	48,000,000
PROJECT AREA (SQ. IN.)	1,728,000,000
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PROJECT AREA (SQ. M.)	4,800
PROJECT AREA (SQ. CM.)	48,000,000
PROJECT AREA (SQ. IN.)	1,728,000,000

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



PROVINCE OF
BRITISH COLUMBIA
K. L. LEMIEUX
REGISTERED PROFESSIONAL ENGINEER
24578
DESIGNATED
STRUCTURAL ENGINEER

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	02/18/2013
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

OCT 24 2012

FRASER RIVER NORTH ARM

VANCOUVER FRASER PORT AUTHORITY

PROJECT PERMIT

Canada

This drawing has been reviewed by the Vancouver Fraser Port Authority solely for the purpose of VFPA's issuance of a Project Permit. This permit in no way denotes design, engineering or structural approval or endorsement.

Signed:

Dated:

[Handwritten Signature]
Feb 18/2013

Beech | Development Group
3000 QUADRE DRIVE, BURNABY, BC V5A 4R4
TEL: (604) 435-3321 FAX: (604) 438-7348

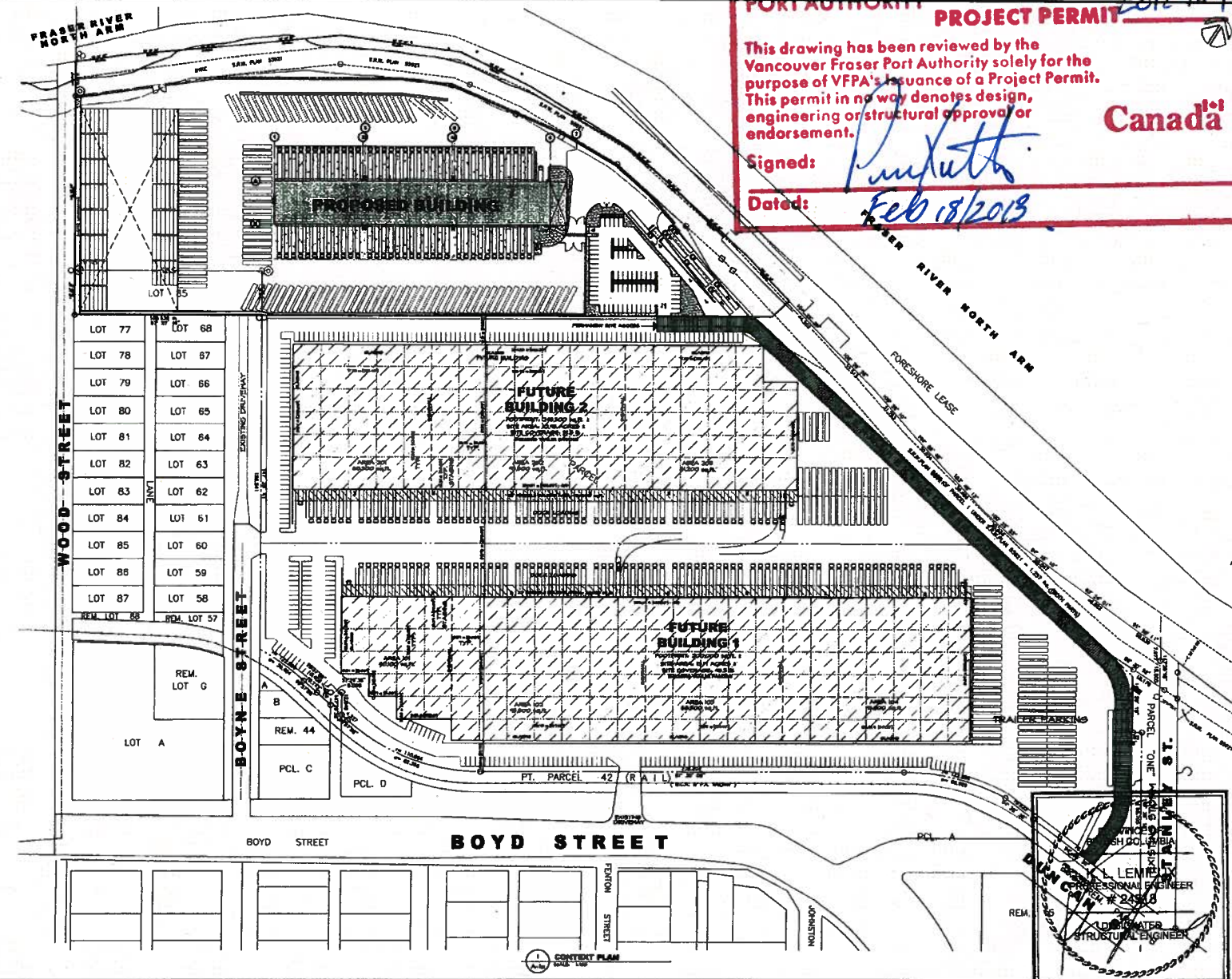
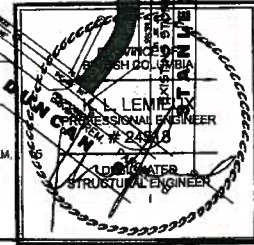


Table with 2 columns: Item No. and Description. Lists various items related to the project permit.

Logos for USB and DAMCO. Includes a 'CONTEXT PLAN' table with columns for Item No., Description, and Date.



OCT 24 2012

**VANCOUVER FRASER
PORT AUTHORITY**

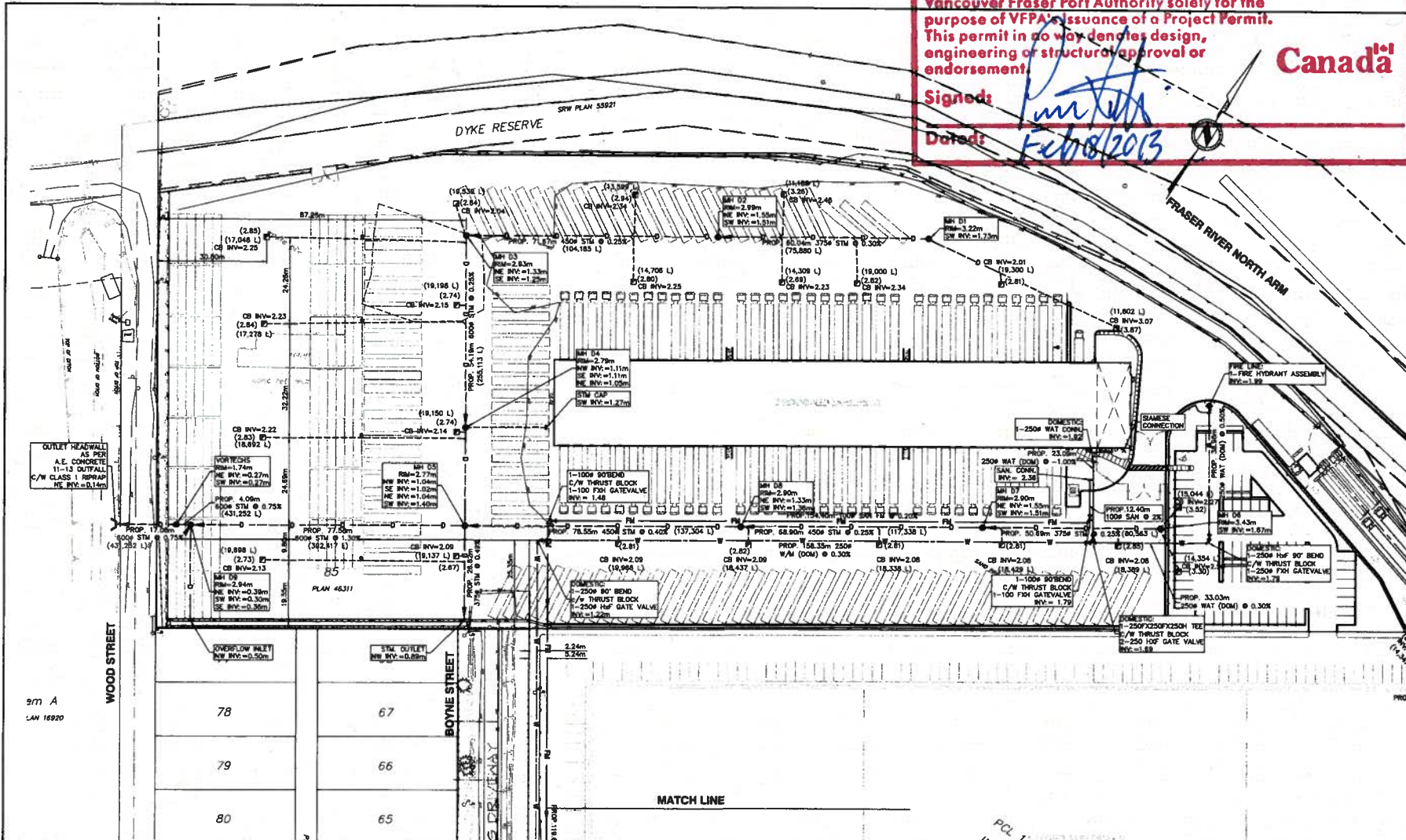
PROJECT PERMIT 2012-107

This drawing has been reviewed by the Vancouver Fraser Port Authority solely for the purpose of VFPA issuance of a Project Permit. This permit in no way denotes design, engineering or structural approval or endorsement.

Signed: *[Signature]*

Dated: Feb 18/2013

Canada



APLIN MARTIN CONSULTANTS LTD
 291-13448 62 Avenue, Surrey, B.C. Canada V3W 2S3
 Tel: (604) 897-8008, Fax: (604) 897-8001, E-mail: gmartin@aplincan.com

CLIENT: **BEDDIE DEVELOPMENT GROUP**

PROJECT: **DAMCO**
 801 BOYD STREET, NEW WESTMINSTER, B.C.

DATE: 24 OCTOBER 2012

TITLE: **SERVICING PLAN SHEET 1**

PROJECT NO. 11-232-C09

SCALE: HORIZ. 1:500
 VERT. N/A

DESIGN: SRA
 DRAWN: MJC
 CHECK: ESS
 APPR: RAW

A & M FILE: 11-232

DRAWING DATE: **AUGUST 2012**

SHEET NO. 09 of 11
 REV. 1

**VANCOUVER FRASER
PORT AUTHORITY** PROJECT PERMIT 2012-101

This drawing has been reviewed by the Vancouver Fraser Port Authority solely for the purpose of VFPA's issuance of a Project Permit. This permit in no way denotes design, engineering or structural approval or endorsement.

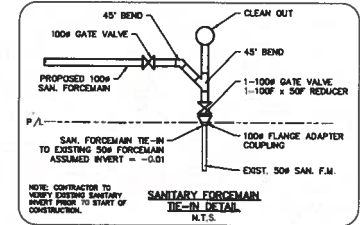
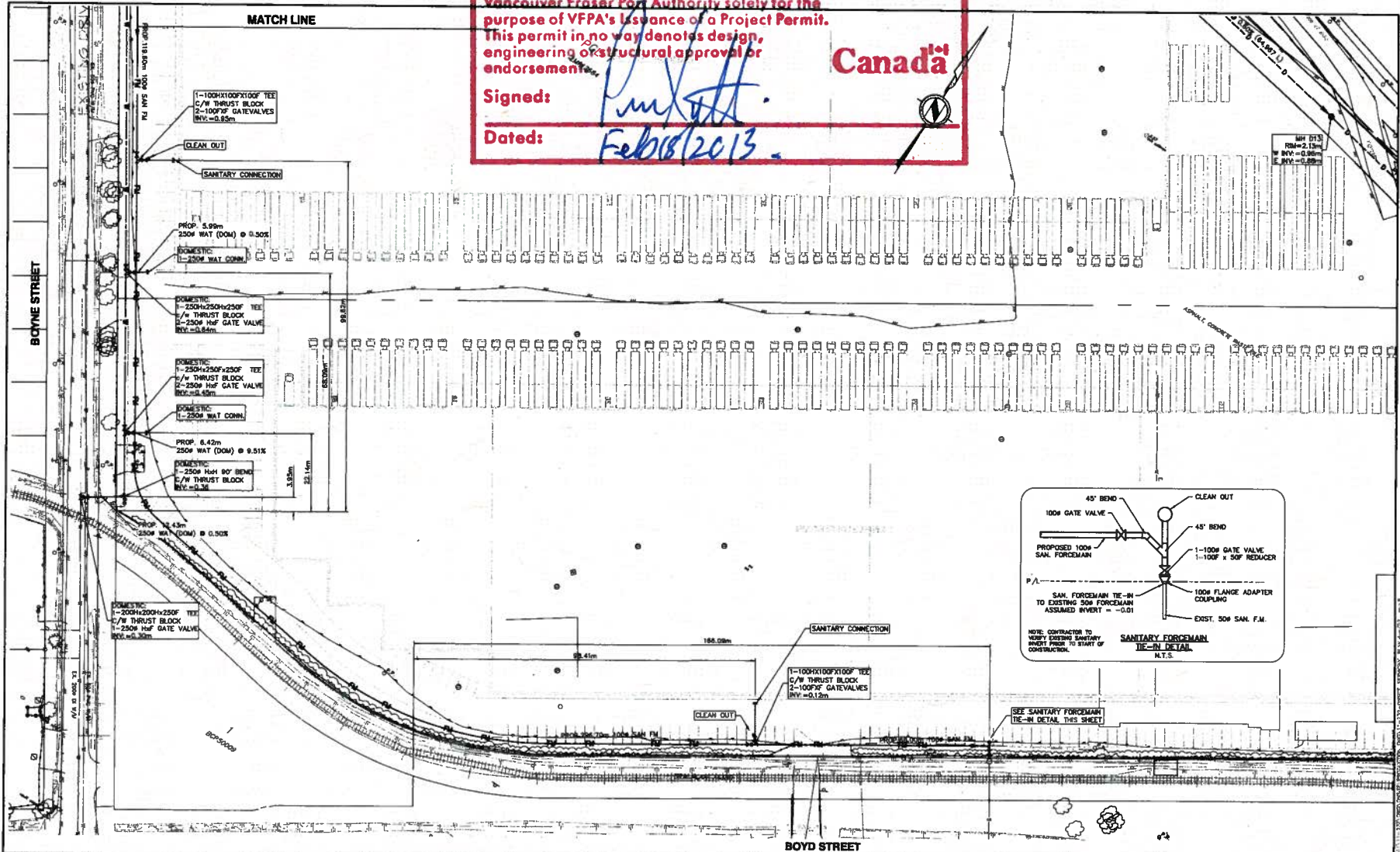
Signed:

[Handwritten Signature]

Dated:

Feb 18 / 2013

Canada



REV. NO.	DESCRIPTION	BY	CHK	DATE	APP
1	ISSUED FOR BUILDING PERMIT			24 OCT 12	RAM

APLIN MARTIN CONSULTANTS LTD.

201 - 12448 82 Avenue, Surrey, B.C. Canada V3W 2G3
Tel: (604) 897-4663, Fax: (604) 897-4661, Email: general@aplinmartin.com

CLIENT:	BEEDIE DEVELOPMENT GROUP
PROJECT:	DAMCO 801 BOYD STREET, NEW WESTMINSTER, B.C.

24 OCTOBER 2012

TITLE:	SERVICING PLAN SHEET 2
PROJECT NO.	
DRAWING NO.	
SCALE:	1:500 NOTE: N/A
A & M DRAWING NO.	11-232 - C10

DESIGN: SRA	CHECK: ESS
DRAWING DATE:	AUGUST 2012
SHEET NO.:	C10 of 11
REV.:	1

11-232-C10.dwg - 11-232-C10.dwg (Project) - 11-232-C10.dwg (Project) - 11-232-C10.dwg (Project) - 11-232-C10.dwg (Project) - 11-232-C10.dwg (Project)

**VANCOUVER FRASER
PORT AUTHORITY**

PROJECT PERMIT 2012-104

This drawing has been reviewed by the Vancouver Fraser Port Authority solely for the purpose of VFPA's issuance of a Project Permit. This permit in no way denotes design, engineering or structural approval or endorsement.

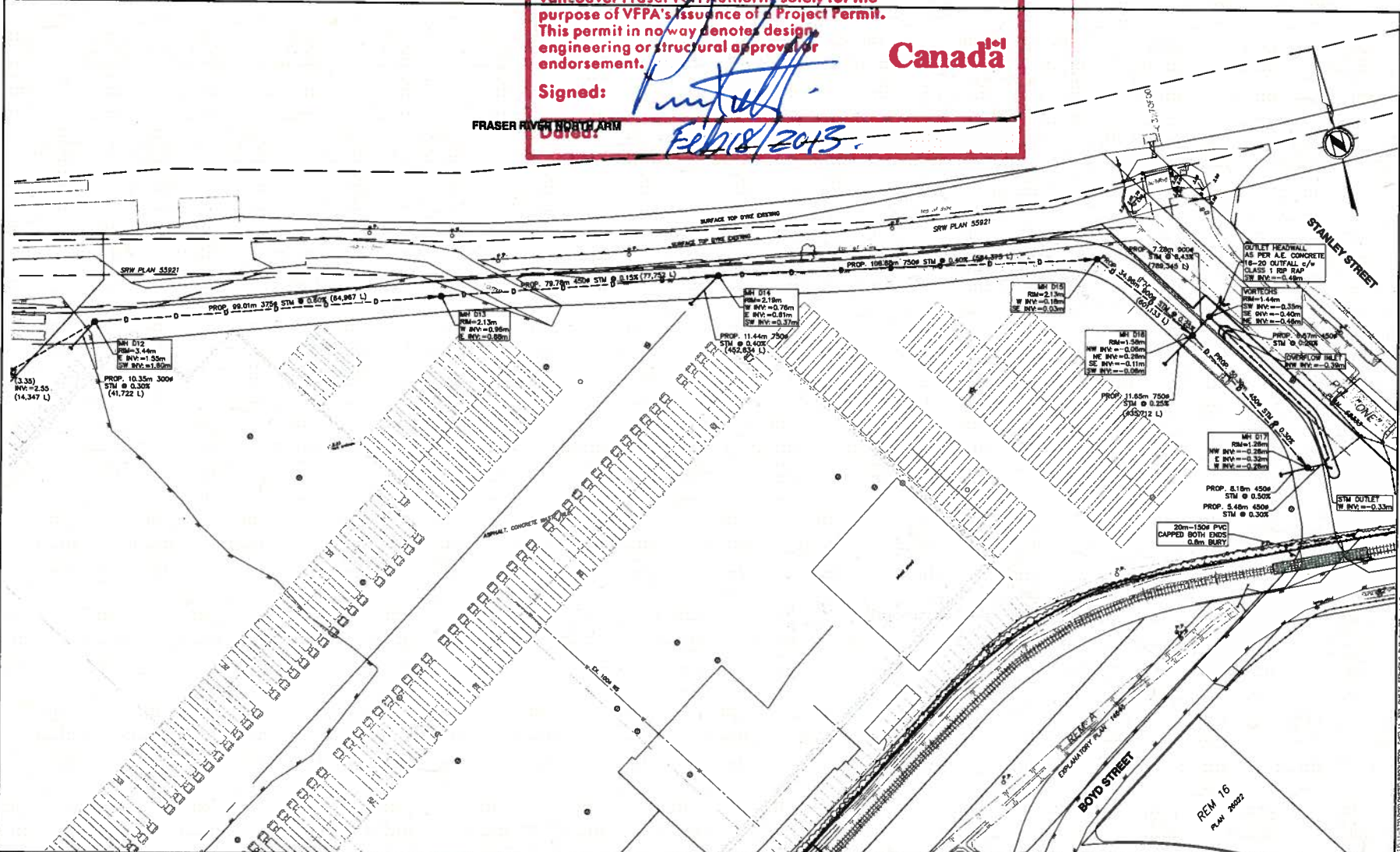
Signed:



Dated:

Feb 18 / 2013

Canada



LEGAL DESCRIPTION:


REV. NO.	DESCRIPTION	DR	CH	DATE	APP
1	ISSUED FOR BUILDING PERMIT	MJC	ESS	24 OCT12	RAW

**APLIN
MARTIN
CONSULTANTS LTD**

201 - 1044 22 Avenue, Surrey, B.C. Canada V3R 2S3
Tel: (604) 897-4865, Fax: (604) 897-4001, E-mail: gmartin@aplinmartin.com

CLIENT: **BEEDIE DEVELOPMENT GROUP**

PROJECT: **DAMCO**
801 BOYD STREET, NEW WESTMINSTER, B.C.



24 OCTOBER 2012

TITLE: **SERVICING PLAN SHEET 3**

PROJECT NO. _____

DRAWING NO. _____

SCALE: HORIZ. 1:500
VERT. N/A

A & M DRAWING NO. 11-232 - C11

DESIGN: SRA
DRAWING: MJC

CHECK: ESS
APPRO: RAW

A & M FILE: 11-232

DRAWING DATE: AUGUST 2012

SHEET NO. C11 of 11

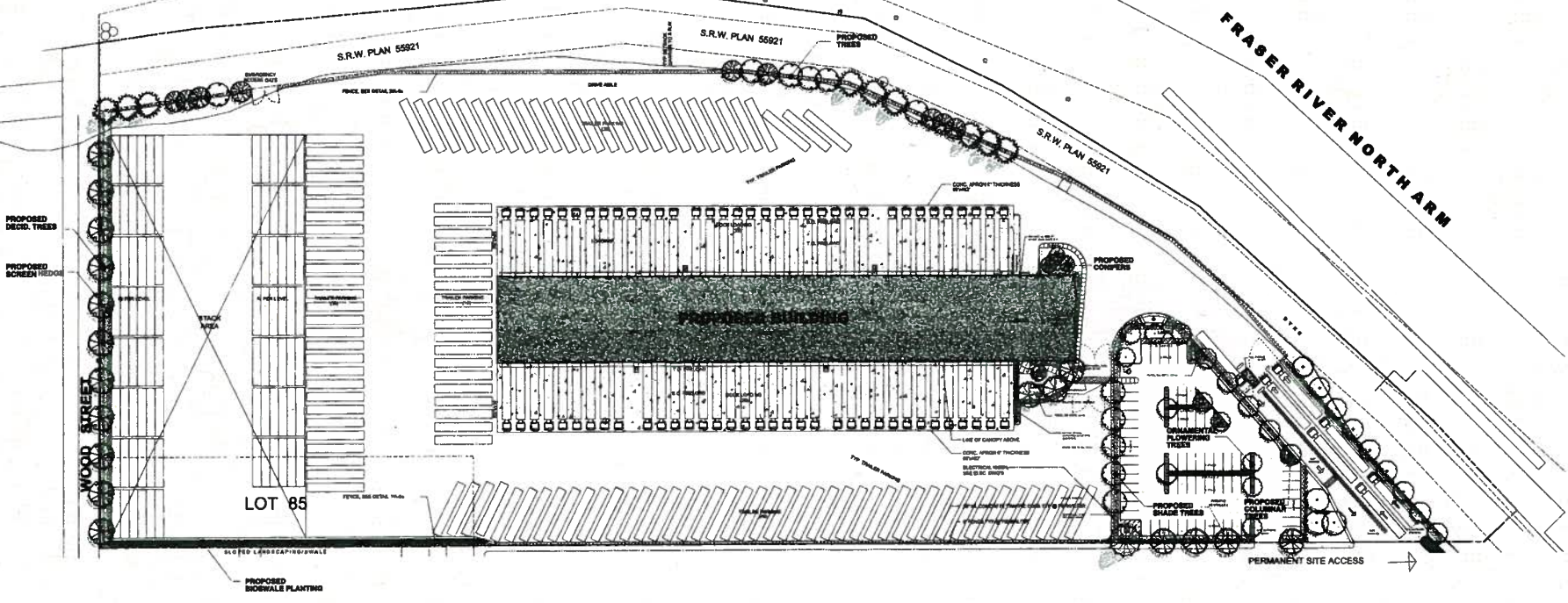
REV. 1

C:\12-2012-111\Drawings\11-232-011\11-232-011-011.dwg 24 OCT 2012 11:11:11

FRASER RIVER NORTH ARM



David's Development Group
 2800 GILMORE DRIVE, SURREY, BC V3R 5G4
 TEL: (604) 453-3331 FAX: (604) 452-7348



PLANT LIST				PLANT LIST					
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
Trees									
	1	Acer palmatum 'Dissectum'	Japanese Maple Var.	3m H / 10m spread		131	Prunus 'O' 'Olea Layanus'	Olea Layanus	#2 pot
	14	Acer rubrum 'Spectum'	Common Maple Var.	6m H / 1.5m dia		317	Prunus 'I' 'holobotrys'	Zabala's Laurel	#2 pot
	11	Acer rubrum 'Majesty'	Red Maple Var.	6m H / 1.5m dia		6	Prunella fraxinifolia	Prunella	#3 pot
	2	Populus tremuloides var.	Trembling Aspen	4m H		12	Rhododendron 'Christmas Cheer'	Rhododendron (all var.)	#3 pot
	1	Abies forestii	Fraser Fir Tree	4m H / spreading form		1	Rhododendron 'Miss Rose Willmore'	Rhododendron (all var.)	#7 pot
	3	Chamaecyparis nupharina	North Cypress	2.5m H / spreading form		8	Rosa multiflora 'Iceberg'	Hardy French Rose var.	#3 pot
	2	Yucca synthlipsis purpurea	Purple Beach	7m dia / 1.5m dia		5	Spiraea x humilis 'Froebel'	Spiraea var.	#3 pot
	10	Prunus yedoensis 'Pink Perfection'	Daylark Flowering Cherry	6m H / 1.5m dia / medium		18	Thalictrum occidentale 'Snowing'	Eschschol's Caster Hedge	1.2m H
	8	Fraxinus americana 'Autumn Purple'	Ash Var.	6m H / 1.5m dia		107	Thalictrum occidentale 'Snowing'	Eschschol's Caster Hedge	2.0m H
	9	Thuja plicata	Western Red Cedar	3m H / 10m dia		8	Viburnum dentatum	Dani's Viburnum	#3 pot
Shrubs									
	33	Azalea japonica 'Karakasa'	Japanese Azalea	#2 pot		133	Arctostaphylos uva-ursi	Vancouver Jade	10 cm pot / 40cm H.C.
	66	Lonicera sibirica 'Red Tip'	Evergreen Honeysuckle	#2 pot		130	Cotoneaster 'Lanolin'	Cotoneaster 'Lanolin'	10 cm pot / 40cm H.C.
	3	Prunella japonica 'Froebel'	Japanese Andromeda	#3 pot		148	Cornus 'Ice Dance'	Cornus 'Ice Dance'	#1 pot
	308	Juniperus chinensis	Japanese Juniper	#3 pot		308	Juniperus chinensis	Japanese Juniper	#3 pot

VANCOUVER-FRASER PORT AUTHORITY
PROJECT PERMIT 2012-104

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Signed: *[Signature]*
 Dated: Feb 18 / 2013

PROJECT PROPOSED BUILDING BY: **DAMCO**
 NEW WESTMINSTER, B.C.
 DRAWING: **LANDSCAPE PLAN**


100% COMPLETE

DATE: FEB 18 2013

SCALE: 1:1

PROJECT: 2012-104

REV: L-1

 PORT METRO vancouver	VANCOUVER FRASER PORT AUTHORITY ENVIRONMENTAL ASSESSMENT REPORT AND SCHEDULE OF ENVIRONMENTAL CONDITIONS	Review Number: 12-104
		Page 1 of 5
Project: Warehouse Development (Building 3)	Location: 501 Boyd St. New Westminister, BC	VFPA Site/Area No.: NEW327
Proponent(s): Beedie Development Group	ERC Track/Number: NA	

Project Description

- Beedie Development Group (Beedie) proposes to construct a 4002 m² warehouse on a 14 ha lot located at 501 Boyd Street, New Westminister, BC. The building is the first of a proposed three phase development which will consist of the construction of three buildings on site over the course of six years. Future proposals for the construction of Building 1 and 2 will be reviewed separately.
- The proposed works for the first phase include erecting Building 3 on the north side of the site. The building will be used as a cross dock for unloading materials from incoming semi-trailer trucks and loading these materials directly into outbound trucks. The products being transloaded will be merchandise for a major retail chain.
- The warehouse facility will include:
 - A transload building with 70 truck bays (35 per side)
 - A free-standing guard house
 - A truck storage yard for parking of up to 131 trailers
 - A container storage yard for storage of up to 450 containers
 - An employee parking area of 68 stalls
 - Fencing, utilities, and landscaping
 - A site access road located along the eastern property boundary, landward of the dyke, turning south before Stanley Street and connecting to Duncan Street.
- Site preparation, which includes preloading the site with dredged material from the Fraser River, was conducted between February and November 2012. The total volume of dredged material placed across the entire site is approximately 470,000 cubic metres.
- The building base will be concrete slab on grade. Excavations for the building footings will extend approximately 3 m into the preload fill. No excavation below the recently placed fill is expected.
- The exterior area will be paved with asphalt and the entire site will be surrounded by chain link fence.
- The stormwater collection system will include biofiltration swales and Vortech stormceptors. Drainage from Building 3 and surroundings will be directed to a bioswale located south-west of the building, then discharged via stormceptor to the Wood Street ditch.
- A second bioswale will be installed in the eastern corner of the property, adjacent to Stanley Street, to capture and treat stormwater from the new access road during the first development phase. Stormwater will be directed to a stormceptor prior to discharge to the Stanley Street channel. The bioswales will be planted with rushes/cattails and tolerant plant species.
- Two new concrete outfalls will be installed for stormwater discharge, one in the ditch along Wood Street and the second in Stanley Street channel. Both the Wood Street ditch and the Stanley Street channel are located off Port property and are classified as fish habitat (red-coded) under the provincial Riparian Area Regulations (RAR). The outfalls will be installed to meet the City of New Westminister's requirements.

Revision history		
Draft	October 21, 2012	AG
First Completion	November 27, 2012	KK
Final	December 20, 2012	KK



Project: Warehouse Development (Building 3)	Location: 501 Boyd St. New Westminister, BC
	VFPA Site/Area No.: NEW327
Proponent(s): Beedie Development Group	ERC Track/Number: NA

- Additional bioswales will be added as part of the development of future phases. The two new outfalls have been designed to meet anticipated flows for full build out in future.
- No works will be conducted within the dyke right of way or on the dyke itself.
- The proposed construction is anticipated to commence in December 2012 and is expected to be complete for occupancy in July 2013.

Information Sources

- Email correspondence from Deb Parliament (Beedie) to Tim Blair (Vancouver Fraser Port Authority, VFPA), December 4, 2012, 9:20 a.m. *re: PMV - 501 Boyd Street, New Westminister - Fill.*
- Email correspondence from Jason Tonin (Beedie) to Tim Blair (VFPA), November 23, 2012, 5:06 p.m. *re: 501 Boyd Street – Storm questions, with drawing of concrete outfall attached.*
- A series of "DAMCO 501 Boyd street, New Westminister, B.C." drawings, prepared by Aplin & Martin Consultants Ltd.:
 - Drawing No. 11-232-C01, "Cover Sheet and Location Plan";
 - Drawing No. 11-232-C02, Revision 1, Sheet C02 of 11, "Standard Notes and Legend", dated 24 OCT'12;
 - Drawing No. 11-232-C03, Revision 1, Sheet C03 of 11, "Key Plan", dated 24 OCT'12;
 - Drawing No. 11-232-C04, Revision 1, Sheet C04 of 11, "Onsite Grading Plan", dated 24 OCT'12;
 - Drawing No. 11-232-C05, Revision 1, Sheet C05 of 11, "Entrance Road Grading", dated 24 OCT'12;
 - Drawing No. 11-232-C06, Revision 1, Sheet C06 of 11, "Sections A-A to H-H", dated 24 OCT'12;
 - Drawing No. 11-232-C07, Revision 1, Sheet C07 of 11, "Entrance Road Detail and Typical Section", dated 24 OCT'12;
 - Drawing No. 11-232-C08, Revision 1, Sheet C08 of 11, "Duncan Street Profile and Section A-A", dated 24 OCT'12;
 - Drawing No. 11-232-C09, Revision 1, Sheet C09 of 11, "Servicing Plan Sheet 1", dated 24 OCT'12;
 - Drawing No. 11-232-C10, Revision 1, Sheet C10 of 11, "Servicing Plan Sheet 2", dated 24 OCT'12; and,
 - Drawing No. 11-232-C11, Revision 1, Sheet C11 of 11, "Servicing Plan Sheet 3", dated 24 OCT'12.
- Drawing No. L-1, Revision 2, "Landscape Plan", dated OCT.24.12, prepared by Landspace Design Inc.
- City of New Westminister Watercourse Classification Map – Queensborough, New Westminister, dated December 2007, accessed at: http://www.newwestcity.ca/database/rte/RAR_map.pdf.
- Project Permit Application prepared by Beedie Development Group including:
 - Vancouver Fraser Port Authority (VFPA) Project Review Application Form, dated September 5, 2012;
 - Document titled "Project Brief for Permit Application", dated September 5, 2012; and,
 - A series of thirteen project drawings, dated August 2012.
- City of New Westminister Sustainability Report Card dated August 28, 2012.

Revision history		
Draft	October 21, 2012	AG
First Completion	November 27, 2012	KK
Final	December 20, 2012	KK



Project: **Warehouse Development (Building 3)**

Location: **501 Boyd St.
New Westminster, BC**

VFPA Site/Area No.: **NEW327**

Proponent(s): **Beedie Development Group**

ERC Track/Number: **NA**

Environmental Conditions

If the "project description" summary does not accurately reflect the subject proposal, please advise VFPA Environmental Programs immediately as this may affect the assumptions underlying this assessment. If the summary does accurately reflect the subject proposal, the following are the minimum conditions that must be followed to mitigate potential or foreseeable adverse environmental effects.

1. Beedie Development Group (Beedie) shall ensure that all works are as described in the above referenced documents. Works other than those described are not authorized with this document.
2. Beedie acknowledges that all plans and specifications relating to this project have been duly prepared and reviewed by appropriate professionals working on its behalf. Beedie, and its agent(s) and/or contractor(s), further acknowledge that they are solely responsible for all design, safety and workmanship aspects of all of the works associated with this project.
3. All work associated with the subject project shall comply with the requirements of the *Fisheries Act*, and all other applicable laws, legislation, and best management practices. Note that Section 36(3) of the federal *Fisheries Act* prohibits the discharge of deleterious substances to waters frequented by fish either directly or indirectly as by storm sewer. Due diligence is required at all times to prevent such discharges and adherence to these conditions does not provide relief from ongoing responsibilities in this regard.
4. All work associated with the project involving the use of concrete, cement, mortars and other Portland cement or lime-containing construction materials shall be conducted so as to ensure that sediments, debris, concrete (cured or uncured), and concrete fines are not deposited into the aquatic environment, either directly or indirectly. Water that has contacted uncured or partly cured concrete or Portland cement or lime-containing construction materials, such as the water that may be used for exposed aggregate wash-off, wet curing, equipment and truck washing, etc. shall not be permitted to enter the aquatic environment. Containment facilities shall be provided at the site for the wash-down water from concrete delivery trucks, concrete pumping equipment, and other tools and equipment, as required.
5. All equipment should be regularly inspected to ensure that it is in good mechanical condition and free from visible evidence of fuel, oil, coolant, solvents or hydraulic leaks.
6. Beedie shall ensure that dust, noise and air emissions associated with construction and operation are minimized.
7. During construction, for heavy duty diesel powered road licensed vehicles, every effort should be made to use a model year 2007 or newer. For diesel powered nonroad or offroad equipment, every effort should be made to use Tier 3 equipment or better.
8. During construction, Beedie shall ensure that best practices are followed with respect to fugitive dust control, generally including, but not limited to, the following:
 - a) No visible dust beyond the property line;

Revision history		
Draft	October 21, 2012	AG
First Completion	November 27, 2012	KK
Final	December 20, 2012	KK



Project: Warehouse Development (Building 3)	Location: 501 Boyd St. New Westminster, BC
	VFPA Site/Area No.: NEW327
Proponent(s): Beedie Development Group	ERC Track/Number: NA

- b) Tracked out material is not to exceed eight metres;
 - c) A wheel washing facility to reduce track out shall be established, if appropriate;
 - d) Vehicles used to transport bulk fine materials shall be covered;
 - e) Stockpiles of soil or aggregate shall be stabilized with water;
 - f) Paved sections subject to dust accumulations are to be cleaned/wetted on a regular basis; and,
 - g) Unpaved sections are to be wetted on regular basis.
9. During operation of the new facility, Beedie shall make every effort to use on-site equipment (such as, but not limited to, forklifts) that use the best available technology achieving Tier 3 or better emission limits. Beedie shall also make efforts to ensure that delivery trucks meet or exceed 1999 engine emission standards (vehicles older than 1999 can be outfitted with suitable retrofit to meet 1999 standards).
 10. Any soils excavated from the site during the proposed works shall be handled in a manner that will prevent their release into the aquatic environment, either directly or indirectly as silt in storm runoff.
 11. Excavations shall not be dewatered unless a dewatering plan has been reviewed and authorized by VFPA Environmental Programs.
 12. Stormwater and surface runoff shall be managed using best available practices and in compliance with all applicable legislation, guidelines, and best management practices.
 13. Sediment or sediment-laden waters or other deleterious substances shall not be permitted to enter the aquatic environment during the proposed works. All works and activities shall be carried out in a manner that prevents the release of sediment, sediment-laden waters, and turbid waters to the aquatic environment. Sediment and erosion control measures should meet or surpass the standards outlined in the Fisheries and Oceans Canada "Land Development Guidelines for the Protection of Aquatic Habitat".
 14. Beedie is responsible for ensuring that works within the Wood Street ditch and the Stanley Street channel, classified as fish habitat (red-coded) under the provincial Riparian Area Regulations (RAR), are reviewed and approved by the City of New Westminster and any other responsible authorities.
 15. Any soils excavated from the site shall be disposed of at an appropriate off-site facility in accordance with all applicable legislation, guidelines and best management practices. Beedie shall ensure that all contaminated materials are removed, contained, and disposed of at an appropriate permitted off-site landfill.
 16. Any materials brought onto the property to be used for backfilling, preload, or other uses shall be from sources documented to be clean and free of contamination. Documentation shall be provided to VFPA Environmental programs (email Kate.Schendel@portmetrovancouver.com or fax 1-866-284-4271) for review and authorization prior to any such materials being brought to site.
 17. Debris and waste materials generated during these works shall be appropriately contained, collected, and disposed of at appropriate upland locations in accordance with all applicable legislation, guidelines, and best management practices.

Revision history		
Draft	October 21, 2012	AG
First Completion	November 27, 2012	KK
Final	December 20, 2012	KK



Project: Warehouse Development (Building 3)

**Location: 501 Boyd St.
New Westminster, BC**

VFPA Site/Area No.: NEW327

Proponent(s): Beedie Development Group

ERC Track/Number: NA

18. An appropriate spill prevention, containment, and clean-up contingency plan for hydrocarbon products (e.g., fuel, oil, hydraulic fluid, etc.) and other deleterious substances shall be put in place prior to work commencing. Appropriate spill containment and clean-up supplies shall be kept available on site whenever the subject works are underway, and personnel working on the project shall be familiar with implementing the spill clean-up plan and the deployment of spill response materials.
19. The VFPA reserves the right to rescind or revise these conditions at any time that new information warranting this action is made available to the Port. The VFPA also reserves the right to monitor compliance with these conditions.
20. It is understood that by proceeding with the subject works Beedie, and its agent(s) and/or contractor(s), shall have indicated that they understand, accept and have agreed to the foregoing conditions. In this regard, a copy of this Schedule of Environmental Conditions is to be provided to any contractor(s) prior to work commencing. In addition, a copy of this Schedule is to be retained on site at all times when the subject works are underway, and shall be available for inspection by authorized personnel upon request.

The above comments and recommendations are based solely upon the consideration by the Vancouver Fraser Port Authority of the potential adverse environmental impacts associated with this project. Any other required approvals must be addressed directly with those responsible.

Revision history		
Draft	October 21, 2012	AG
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