SCHEDULE B

TABLE OF CONDITIONS

This table lists the conditions that the Holder of an Environmental Assessment Certificate (EAC) for the Vancouver Airport Fuel Delivery Project (Project) must fulfill following receipt of the Project's EAC. Although the Holder is responsible for conditions at all times, the Holder may retain 'contractors' or 'operators' to assist with the performance of certain conditions.

In this Schedule:

'authorization' includes a permit, license, approval or other authorization issued by a government allowing a person to carry out an activity that would otherwise be contrary to law;

'contractor' means a person contracted by the Holder to undertake work associated with the construction of Project components;

'operator' means a person contracted by the Holder to manage the operation of the Project components; and

'subcontractor' means a person working on the Project under contract with the contractor, including a person working on the Project under contract with a subcontractor.

A reference to a standard, code, or enactment in these conditions is a reference to that standard, code, or enactment as amended from time to time, and, if the standard, code, or enactment is superseded or replaced by a standard, code, or enactment published or enacted by the same organization as the original, is a reference to the subsequent standard, code, or practice.

Note: The Project has been assessed under the *Environmental Assessment Act,* S.B.C. 2002, c. 43, and a screening level environmental assessment of the Project was commenced under the *Canadian Environmental Assessment Act,* S.C. 1992, c. 37, and completed under the *Canadian Environmental Assessment Act, 2012,* S.C. 2012, c. 19, as if the earlier Act had not been repealed. To avoid uncertainty and duplication, the BC Environmental Assessment Office and Vancouver Fraser Port Authority, as federal authority in relation to the Project, undertook a coordinated environmental assessment.

Number	Condition	Timing	Source	Responsible Agency for Compliance
Responsible Environmental Management – Construction				
1	The Holder must develop and implement a Construction Environmental Management Plan (CEMP) in accordance with Chapter 9 of the Application. The CEMP must include the following: a. Accidents or Malfunctions Management Plan; b. Air Quality and Dust Control Management Plan; c. Archaeological Management Plan; d. Contaminated Sites Management Plan; e. Fuels, Chemicals and Materials Storage and Handling Plan; f. Noise Management Plan; g. Spill Prevention and Emergency Response Plan; h. Surface Water Quality/Fisheries Protection and Sediment Control Plan; i. Vegetation and Wildlife Management Plan; and j. Waste Management Plan. The Holder may implement two CEMPs. One for early or advance pre-construction works including geotechnical investigations, site preparation and preloading, if required, and one for major construction works. The CEMP must describe measures to verify that construction activities will comply with the EAC, regulatory approvals, applicable legislation and applicable industry best management practices. The Holder must obtain approval of the final CEMP from Environmental Assessment Office (EAO) before commencement of construction of the Project. Municipalities, government agencies, and First Nations involved in the environmental assessment for the Project must be provided copies of the draft and final CEMP plans, unless they indicate otherwise.	Pre-Construction - prepared 60 days before construction starts (30 days for any pre-construction early works) Construction - implemented throughout	Application - Chapter 9	EAO/FLNR/MoE
2	The Holder must develop and implement a Traffic Management Plan (TMP) in accordance with Chapter 9 of the Application. The TMP must: a. Follow the “Traffic Control Manual for Work on Roadways” (Ministry of Transportation and Infrastructure (MOTI) 1999) where Project activities occur on arterial highways as defined by the	Pre-Construction - prepared 60 days before construction starts Construction - implemented throughout	Application - Chapter 9	EAO

Number	Condition	Timing	Source	Responsible Agency for Compliance
	Transportation and Infrastructure Act and the City of Richmond's General Traffic Control Guidelines for City of Richmond Roadways where Project activities occur on roads within the City of Richmond's jurisdiction; and b. Include a communications strategy to inform stakeholders, including the public and government agencies, about construction progress and identify methods for providing feedback on issues and concerns. The TMP must describe measures to verify that construction activities will comply with the EAC, regulatory approvals, applicable legislation and applicable industry best management practices. The draft TMP must be provided to EAO, the Vancouver Fraser Port Authority, the Ministry of Transportation and Infrastructure, and the City of Richmond for review and comment. The Holder must obtain approval of the final TMP from EAO before commencement of construction of the Project.			
3	The Holder must require that each contractor deliver an environmental orientation training session to all of their construction site personnel and sub-contractor site personnel as a pre-requisite to on-site work. The training session must include: a. An overview of the CEMP; b. Roles and responsibilities of Project personnel and relevant contact information; c. Site-specific environmental issues, regulatory requirements, environmental protection and mitigation measures; d. The applicable Workplace Hazardous Materials Information System; and e. Responsibilities, protocols, and relevant contact information in response to an accidental spill or other type of environmental emergency, including information specified by relevant standards, codes, or enactments.	Pre-Construction and Construction - delivered before construction starts and to personnel hired during construction	Application - Chapter 9	EAO
Number	**Condition**	**Timing**	**Source**	**Responsible Agency for Compliance**
4	The Holder must require each contractor to retain the services of an Environmental Monitor, with demonstrated experience and knowledge of environmental monitoring for construction projects in BC,	Pre-Construction - hired before construction starts	Application - Chapter 9	EAO

Number	Condition	Timing	Source	Responsible Agency for Compliance
	throughout the construction phase. The Environmental Monitor must be given authority to stop work, and be responsible for ensuring compliance with: a. The terms and conditions of the EAC; b. The avoidance or protection measures described in the CEMP permits, or c. Any authorizations or other regulatory requirements.	Construction - implemented throughout		
5	The Environmental Monitor must report on contractors' and subcontractors' compliance with the terms and conditions of the EAC, the avoidance or protection measures described in the CEMP, any authorizations and other regulatory requirements. Monitoring reports must be submitted to the Holder or Environmental Manager.	Construction - implemented throughout Reports provided monthly	Application - Chapter 9	EAO
6	The Holder must retain the services of an experienced and qualified Environmental Manager with demonstrated experience and knowledge of environmental monitoring for construction projects in BC to oversee the implementation of the CEMP and contractors' and subcontractor's environmental performance as described in Chapter 9 of the Application. The Environmental Manager must perform the following tasks: a. Review monitoring reports submitted by the contractors' Environmental Monitors; and b. Complete monthly on-site audits and reports, as a minimum, with more frequent audits and reports scheduled depending on the work activity, consistent with the CEMP.	Construction Reports compiled monthly	Application - Chapter 9	EAO
7	The Holder must produce reports summarizing: a. Surveys referred to in Conditions 19, 21, 22, and 23; b. Archeological Impact Assessment referred to in condition 39; and c. Updates to the Richmond Heritage Inventory and Register and the Holder's assessment of whether these impact the Project. The summary reports must provide a reasonably detailed overview of the work or survey. The Holder must provide copies of the summary report to EAO and any interested government agencies or First Nations, on request.	Construction - implemented throughout Reports available on request.	Application - Chapter 9	EAO
Responsible Environmental Management – Operations				

Number	Condition	Timing	Source	Responsible Agency for Compliance
8	The Holder must develop and implement an Operations Environmental Management Plan (OEMP) in accordance with Chapter 9 of the Application. The Holder must review and update the OEMP annually. The OEMP must include the following: a. Accidents or Malfunctions Plan; b. Air Quality Management Plan; c. Waste Management Plan; d. Noise and Nuisance Management Plan; and e. Surface Water Quality Monitoring Plan. The OEMP must verify that operations will comply with the EAC, regulatory approvals, applicable legislation and applicable industry best management practices. The Holder must obtain approval of the final OEMP from EAO prior to commencing operations. Municipalities, government agencies and First Nations involved in the environmental assessment for the Project must be provided copies of the draft and final plans, unless they indicate otherwise.	Pre-Operations - prepared 60 days before operations start Operations – annual reports and implemented throughout	Application - Chapter 9	EAO/FLNR/MoE
Fisheries, Aquatics and Surface Water Quality				
9	The Holder must: a. Include a water sampling program in their CEMP Surface Water Quality / Fisheries Protection and Sediment Control Plan, designed in consultation with BC Ministry of Environment, that is consistent with BC Approved Water Quality Guidelines, *A Compendium of Working Water Quality Guidelines for British Columbia* (Ministry of Environment, 2006) and *Water Quality Assessment and Objectives for the Fraser River from Hope to Sturgeon and Roberts Banks* (Ministry of Environment), that identifies procedures for collecting and analyzing water samples, before and during construction, from surface water drainage ditches that have potential to be adversely affected by construction activities; b. Measure for pH, temperature, and biochemical oxygen demand, as well as relevant contaminants, including, but not necessarily limited to, total petroleum hydrocarbons, polycyclic aromatic hydrocarbons, total suspended solids, and dissolved and total metals concentrations; and c. Control the discharge water and surface run-off from the work area so it meets the applicable provincial and/or federal water quality guidelines or requirements. If these applicable guidelines or	Pre-Construction – water sampling plan to be prepared 60 days before construction starts Pre-Construction – sampling and implementation to begin before starting any work in and around the Fraser River and surface drainage ditches Construction: Implementation of plan and continued sampling and measurement throughout construction	Application - Section 5.2 Agency/First Nations Comments	EAO/OGC/FLNR/MoE

Number	Condition	Timing	Source	Responsible Agency for Compliance
	requirements are exceeded, the cause must be investigated and water control measures must be adjusted as necessary to correct the cause of the exceedance.			
10	Unless an authorization under section 8 or a permit under section 25 of the *Oil and Gas Activities Act* specifically exempts the Holder from this condition and establishes alternate equivalent or better standards, the Holder must adhere to the "Best Management Practices for Pile Driving and Related Operations" (BC Marine and Pile Driving Contractors Association 2003).	Construction - for activities and equipment related to pile-driving	Application - Section 5.2	EAO
11	The Holder must monitor underwater sound pressure levels generated by pile driving equipment. If the measured sound pressure levels exceed 30 kilopascals, at a distance of one metre (1 m) from the pile, or if the Environmental Monitor observes direct evidence of distressed, injured or dead fish associated with pile-driving activity, the Environmental Monitor must immediately suspend all in-river work generating high sound pressure levels, notify Fisheries and Oceans Canada (DFO), develop and obtain DFO approval for mitigation measures, and implement those measures when restarting the activity.	Construction - for activities and equipment related to underwater pile-driving	Application - Section 5.2	EAO/DFO
12	If cast-in-place rather than precast construction methods are used at the marine terminal, the Holder must use concrete-tight forms to isolate the concrete from the receiving river environment, and must take appropriate steps to ensure that uncured concrete, concrete fines or water that has been in contact with uncured concrete do not enter the receiving river environment.	Construction - implemented throughout terminal construction	Application - Section 5.2	EAO/FLNR/DFO
13	The Holder must adhere to the "Fraser River Estuary Management Program (FREMP) Dredge Management Guidelines" (FREMP 2005).	Construction and Operations – for activities associated with dredging	Application - Section 5.2	EAO/FLNR/DFO
14	All in-water river construction works must either be carried out from equipment located onshore and above the high water mark or from a barge that is spud-anchored or moored at the terminal berth so as to prevent grounding, or other disturbance, on the intertidal foreshore or sub tidal river bed.	Pre-Construction - before starting any in-water works	Application - Section 5.2	EAO/FLNR/DFO
15	The Holder must conduct all work in and around the Fraser River and surface water drainage ditches on Lulu Island according to the relevant BC Ministry of Environment Guidebook Chapters on Best Management Practices for Instream Works and the "Land Development Guidelines for the Protection of Aquatic Habitat" (Fisheries and Oceans Canada and Ministry of Environment, Lands and Parks 1992), unless an authorization under section 8 or a permit under section 25 of *the Oil and Gas Activities Ac*t	Pre-Construction - before starting any work in and around the Fraser River and surface drainage ditches	Application - Section 5.2	EAO/FLNR/DFO/OGC

Number	Condition	Timing	Source	Responsible Agency for Compliance
	specifically exempts the Holder from this condition and establishes alternate equivalent or better standards The Holder must conduct all work in and around surface water drainage ditches on Sea Island according to the "Environmental Construction Standards" from the Vancouver Airport Authority (1998).			
16	The Holder must develop and implement site-specific management plans for directional drilling of pipelines consistent with the guidelines in the "Planning Horizontal Directional Drilling for Pipeline Construction" (Canadian Association of Petroleum Producers 2004).	Pre-Construction - prepared 60 days before construction starts Pre-Construction - before starting any directional drilling works Construction	Application - Section 5.2	EAO/OGC
Fuels, Chemicals and Materials Storage and Handling				
17	The Fuels, Chemicals and Materials Storage and Handling Plan must adhere to relevant guidance in "A Field Guide to Fuel Handling, Transportation and Storage" (Ministry of Water, Land and Air Protection 2002). The Plan must apply to all construction activities and identify best management practices for: a. Equipment refuelling; b. Concrete materials use; and c. Painting, staining and chemical applications.	Pre-Construction - prepared 60 days before construction starts Construction - implemented throughout	Application - Section 9.4	EAO/MoE
Vegetation and Wildlife				
18	The Vegetation and Wildlife Management Plan must adhere to the following standards: a. "2012 Standard Specifications for Highway Construction" (MOTI 2011) for Project components located within provincial rights-of-way; b. "Master Municipal Construction Documents" for Project components located on property owned by the City of Richmond; and c. Vancouver Airport Authority's vegetation standards for Project components located on property under Airport jurisdiction.	Pre-Construction - prepared 60 days before construction starts Construction - implemented throughout	Application - Section 5.3	EAO/FLNR
19	The Holder must complete site-specific rare/at-risk plant surveys, to be conducted by a suitably qualified professional, according to the University of British Columbia's E-Flora BC rare plant survey protocols. If	Pre-Construction - before starting any clearing and	Application - Section 5.3	EAO/FLNR

Number	Condition	Timing	Source	Responsible Agency for Compliance
	avoidance of rare or at-risk plants is not practical, plants must be salvaged and relocated according to the "Guidelines for Translocation of Plant Species at Risk in British Columbia" (Ministry of Environment 2009).	grubbing activities in existing natural corridors		
20	The Holder must follow the "Best Management Practices Guidelines for Pacific Water Shrew in Urban and Rural Areas (Working Draft)" (Ministry of Environment 2010).	Pre-Construction - before starting any work in and around surface drainage ditches Construction	Agency/First Nations Comments	EAO/FLNR
21	The Holder must complete a bird nest survey, to be conducted by a suitably qualified professional, to verify that the Project complies with the *BC Wildlife Act* and Migratory Birds Regulations pursuant to the *Migratory Birds Convention Act*, 1994. The Holder must conduct vegetation clearing outside the general bird nesting season from April 1 to July 31 (or to September 15 where fledglings are still on the nest) unless otherwise specifically approved by the Ministry of Forests, Lands and Natural Resource Operations, or in a permit issued under section 25 of the *Oil and Gas Activities Act*. The Holder must report on the nest survey in their summary report(s).	Pre-Construction - survey to be completed before starting clearing work if clearing is required during nesting season	Agency/First Nations Comments	EAO/OGC/FLNR/MoE/ CWS
22	The Holder must complete a raptor nest survey, to be conducted by a suitably qualified professional, to update the status of raptor nests and unless an authorization under section 8 or a permit under section 25 of the *Oil and Gas Activities Act* specifically exempts the Holder from this condition and establishes alternate equivalent or better standards, conduct construction activities in accordance with the "Best Management Practices for Raptor Conservation during Urban and Rural Land Development in British Columbia" (Ministry of Environment 2005). The Holder must report on the raptor nest survey in their summary report(s).	Pre-Construction – survey to be completed before starting construction in areas in which suitable habitat for raptors may occur. Construction – raptor monitoring as required.	Agency/First Nations Comments	EAO/OGC/FLNR/MoE/ CWS
23	The Holder must complete an amphibian egg mass and/or adult field survey for northern red-legged frog and western toad, to be conducted by a suitably qualified professional. The amphibian survey must follow the "Best Management Practices for Amphibians and Reptiles in Urban and Rural Environments in British Columbia" (Ministry of Water Land and Air Protection 2004). The Holder must report on the amphibian egg mass and/or adult field survey for northern red-legged frog and western toad in their summary report(s)	Pre-Construction – before starting construction in areas in which suitable habitat for northern red-legged frog and western toad may occur	Agency/First Nations Comments	EAO/FLNR

Number	Condition	Timing	Source	Responsible Agency for Compliance
Air Quality				
24	The Air Quality and Dust Control Management Plan must be based on the "Best Practices for the Reduction of Air Emissions from Construction and Demolition Activities" (Cheminfo Services Inc. 2005).	Pre-Construction - prepared 60 days before construction starts Construction - implemented throughout	Application - Section 5.4	EAO/MoE/OGC
25	The Holder must include as part of the contractual terms that contractors and subcontractors use non-road diesel engines for construction equipment that meet Tier 2 emissions standards, as defined by the U.S. Environmental Protection Agency (EPA). Preference must be given to proposals where at least 50 percent of non-road diesel engines employed by the person submitting the proposal and their team of potential subcontractors on the Project will meet Tier 4 emission standards.	Construction - Procurement stage for construction contractors	Application - Section 5.4	EAO
26	The Holder must identify and implement measures to reduce common air contaminants and greenhouse gas emissions at the marine terminal consistent with the “Northwest Ports Clean Air Strategy” (Port of Seattle, Port of Tacoma, and Port Metro Vancouver 2007) and subsequent updates to that strategy.	Operations - throughout	Application - Section 5.4	EAO
27	The Holder must design and construct the marine terminal to include infrastructure to facilitate the future use of shore power (i.e. power conduits).	Pre-Construction - during detailed design Construction	Agency/First Nations comments	EAO
28	The Holder must incorporate a pressure/vacuum venting system to control emissions from the fuel receiving tanks unless internal floating pans are used in the tanks.	Pre-Construction –design Construction Operations	Application - Chapter 17	EAO
Noise				
29	The Noise Management Plan must describe, and the Holder must implement, best management practices to mitigate the noise from construction and operation of equipment and vehicles. The Noise Management Plan must include measures to coordinate the timing of pile driving at the marine facility with activities Fraser Wharves Ltd to avoid exceedance of the City of Richmond’s Noise Regulation Bylaw No. 8856.	Pre-Construction - prepared 60 days before construction starts Construction - implemented throughout	Application - Section 5.5	EAO/OGC/Local Bylaw Officers
30	The Holder must identify and implement procedures and timelines for providing advance notice to	Pre-Construction - prepared 60	Application -	EAO/OGC

Number	Condition	Timing	Source	Responsible Agency for Compliance
	potentially affected residences and businesses about pile-driving activities and responding to noise complaints.	days before construction starts Construction - implemented throughout	Section 5.5	
31	The Noise and Nuisance Management Plan must identify, and the Holder must implement, procedures for receiving and responding to noise complaints related to the operation of the marine terminal and the fuel receiving facility, including records management, which must be kept for a minimum of six months.	Pre-Operations - prepared 60 days before operations start Operations - implemented throughout	Agency/First Nations comments	EAO
Solid and Hazardous Waste				
32	The Holder must identify and implement strategies to minimize and manage construction waste in their Waste Management Plan in accordance with Metro Vancouver's code of practice for the building industry.	Pre-Construction - prepared 60 days before construction starts Construction - implemented throughout	Application - Section 9.4	EAO/MoE/FLNR
Contaminated Sites				
33	The Holder must write the Contaminated Sites Management Plan to be consistent with the BC Ministry of Environment's Technical and Administrative Guidance documents for contaminated sites.	Pre-Construction - prepared 60 days before construction starts Construction - implemented throughout for areas identified in the screening assessment as having medium to high risk of encountering contamination.	Application - Section 5.6	EAO
Social and Economic				
34	The Vegetation and Wildlife Management Plan must identify measures to protect street and trail trees.	Pre-Construction - prepared 60 days before construction starts Construction - implemented throughout	Application - Chapter 6	EAO

Number	Condition	Timing	Source	Responsible Agency for Compliance
35	If the City of Richmond develops the dike trail sections upstream and downstream of the marine terminal property, the Holder must work with the City of Richmond and adjacent landowners to provide a link to those upstream and downstream sections of the dike trail system that is compatible with the use of the site for marine terminal operations.	Pre-Construction - trail connectivity designed Pre-Operations - trail connectivity completed Operations – access to trail provided.	Agency/First Nations comments	EAO
36	With the exception of emergency lighting or spot lighting for vessels, the Holder must design area lighting for normal marine terminal and fuel receiving facility operations in a manner, such as directional or angled downward, which must minimize stray light outside of property boundaries.	Construction - Operations	Agency/First Nations comments	EAO/TC
37	The Holder must install visual screens on the east and south side of the fuel receiving facility before the start of operations, to reduce street level visual impacts from the fuel receiving facility.	Pre-Operations	Agency comments	EAO
Archaeological and Heritage				
38	The Archaeological Management Plan must be prepared and implemented by a BC Registered Professional Archaeologist.	Pre-Construction - prepared 60 days before construction starts Construction - implemented throughout	Application - Chapter 7	EAO/FLNR
39	The Holder must: a. Conduct an Archaeological Impact Assessment for the fuel receiving facility located on Vancouver Fraser Port Authority land, the pipeline exit point on Sea Island, and pipeline crossings of old slough channels; and b. Monitor site preparation and construction activities that will enter into native soils (i.e. non-fill) in locations rated as having high or moderate archaeological potential in the Holder's previously completed Archaeological Overview Assessment. The monitoring procedures must adhere to those identified in the "British Columbia Archaeological Resource Management Handbook" and the "Archaeological Impact Assessment Guidelines" issued by the Ministry of Forests, Lands and Natural Resources Operations.	Construction - before starting ground disturbance works in these areas and in areas identified in the overview assessment as having high or moderate archaeological potential Construction – monitor construction activities	Application - Chapter 7	EAO/FLNR/OGC

Number	Condition	Timing	Source	Responsible Agency for Compliance
	The Holder must invite relevant First Nations to participate in the Archaeological Impact Assessment at least four weeks before commencing the Archaeological Impact Assessment.			
40	The Holder must monitor updates to the Richmond Heritage Inventory and Register during construction.	Construction – monthly throughout	Application - Chapter 7	EAO
Accidents or Malfunctions				
41	The Holder must describe measures in the Accidents or Malfunctions Management Plan to restrict access to all construction sites.	Pre-Construction - prepared 60 days before construction starts Construction - implemented throughout	Application - Chapter 15	EAO/FLNR/OGC/MoE
Spill Prevention, Preparedness, and Emergency Response				
42	The Holder must include the following components in the design, construction, and operation of the marine terminal: a. Hydraulically-assisted and articulated fuel unloading arms with audible and visual emergency alarms, and automated and manual emergency shut-down capability; b. Real-time aviation fuel unloading monitoring; c. A rapid-deployment boat launch facility and boat (this vessel is in addition to the spill response vessel required under conditions 48 and 50); d. A structure immediately upriver (northeast) and downriver (southwest) of the terminal dock to protect berthed vessels from river debris, facilitate spill containment and recovery, and to locate booms; e. Reel-mounted river boom; f. Two skimmers ready for deployment; g. Drainage control system that includes an oil/water separator system, emergency valves, and oil-stop valves; and h. Secondary containment measures for all fuel handling areas.	Pre-Operations - during detailed design Construction Operations	Application - Chapter 17 Agency/First Nations comments	EAO/FLNR/DFO/MoE
43	The Holder must develop and implement an Oil Pollution Emergency Plan (OPEP). The OPEP must describe: a. Measures to contact First Nations, neighbouring properties, and stakeholders that may be potentially affected by spills;	Pre-Operations - consult and prepare 60 days before operations start Operations - implemented	Agency/First Nations Comments Application -	EAO//FLNR/DFO/ Corporation of Delta/ City of Richmond

Number	Condition	Timing	Source	Responsible Agency for Compliance
	b. Measures to coordinate planning and response with First Nations and municipal, provincial, and federal agencies; and c. Environmentally sensitive areas that could potentially be affected in the event of a spill and describe the response measures that will be implemented to prevent and reduce the potential for spill contact. During development of the final OPEP, the Holder must consult the Corporation of Delta and City of Richmond fire and emergency departments to finalize notification requirements in the event of a spill in the river (e.g., immediate notification to the Irrigation Foreman) that could reach irrigation intake systems and include notification requirements in the OPEP acceptable to Delta and Richmond fire and emergency departments.	throughout and updated annually	Chapters 16 and 17	
44	The Holder must: a. Equip the fuel receiving facility and marine terminal with emergency spill response equipment as described in the final OPEP; b. Consult with Western Canada Marine Response Corporation (WCMRC) to identify any additional emergency spill response equipment to be stored at the marine terminal in addition to the Holder's requirements under the OPEP and *Canada Shipping Act*; and c. Annually inspect emergency response equipment to verify that it is in good working order.	Pre-Operations - in place before operations start Operations - implemented throughout and inspected annually	Application - Chapter 17 Agency/First Nations Comments	EAO
45	The Holder must maintain a real-time weather station at the marine terminal as part of an early warning system for operations staff to shut-down the cargo transfer and disconnect cargo unloading arms. The Holder must annually inspect the system to verify that it is in good working order.	Pre-Operations - in place before operations start Operations - implemented throughout and inspected annually	Application - Chapter 17 Agency/First Nations Comments	EAO
46	Through its terminal vessel acceptance program, the Holder must specify that all aviation fuel delivery vessels using the facility are: a. Double-hulled; and b. Insured for pollution liability at the prevailing industry standard coverage limits sufficient to insure the potential liability of the vessel owner and operator according to the applicable law for emergency spill response, clean-up, and environmental remediation and to compensate for loss by aboriginal food,	Pre-Operations - in place before operations start Operations - implemented throughout	Application - Chapter 17 Agency/First Nations Comments	EAO

Number	Condition	Timing	Source	Responsible Agency for Compliance
	social, and ceremonial fishers licensed under the *Fisheries Act* caused by a spill of aviation fuel from the vessel.			
47	The Holder must maintain insurance coverage for liability of itself, its contractors, subcontractors, and operators during construction and operation of its facilities in accordance with the "Holder's Insurance Policy Summary (27 November 2012)". Without limiting the generality of the foregoing, the Holder must maintain pollution liability insurance that meets or exceeds the prevailing industry standard coverage limits sufficient to insure its potential liability, according to the applicable law, to compensate for emergency spill response, clean-up and environmental remediation and for loss by aboriginal food, social and ceremonial fishers licensed under the *Fisheries Act* caused by a spill of aviation fuel from the Holder's construction sites or operational facilities.	Construction Pre-Operations - in place before operations start Operations - implemented throughout	Agency/First Nations Comments	EAO
48	The Holder must arrange to have two dedicated spill response vessels available at or near the marine terminal during tanker arrival, berthing, and for the duration of aviation fuel unloading.	Operations - implemented throughout	Agency/First Nations Comments	EAO
49	The Holder must require all vessels berthed at the marine terminal to be surrounded by Kepner booming, or other booming that provides equal or better protection in relation to spills, before, and for the duration of, aviation fuel unloading. Booms must be inspected annually.	Pre-Operations - in place before operations start Operations - implemented throughout and inspected annually	Agency/First Nations Comments	EAO
50	The Holder must require a response vessel be deployed to Ladner Reach for pre-deployment of booming before aviation fuel unloading starts. The vessel, which is one of the two vessels described in condition 48, must remain on standby in Ladner Reach, or near the marine terminal, for the duration of aviation fuel unloading.	Operations - implemented throughout	Agency/First Nations Comments	EAO
51	The Holder must install spill response infrastructure (piles, anchor points, etc.) at the following locations on the Fraser River, in accordance with WCMRC recommendations, for rapid deployment of spill response equipment in the event of a spill: a. Sea Reach;	Pre-Operations - in place before operations start Operations - implemented throughout and inspected	Agency/First Nations Comments	EAO

Number	Condition	Timing	Source	Responsible Agency for Compliance
	b. North Steveston Harbour; c. Canoe Passage; and d. Ladner Reach.	annually		
52	The Holder must design, construct, and maintain the fuel receiving facility and pipeline system to provide for: a. In-line inspection and cleaning; b. A flow monitoring system; c. Pressure sensors; and d. Automatic motorized valves to control the receiving and dispensing of product and designed to close when commanded by the automated emergency shut-down system and fire detection equipment.	Pre-Construction –design Construction Operations	Application - Chapter 17	EAO/OGC
53	The Holder must design, construct, and maintain the fuel receiving facility and pipeline system to provide for: a. An automatic leak detection system for the transfer and delivery pipelines; and b. A cathodic protection system, or equivalent or better system, to inhibit corrosion of tank bottoms. Design of these elements must be approved by a suitably qualified professional.	Pre-Construction –design Construction Operations	Application - Chapter 17	EAO/OGC
54	The Holder must design, equip, and maintain the fuel receiving facility with oil-stop valves, lift stations, or other control valves to provide protection against accidental fuel releases occurring within the tank containment area and all other fuel handling area from overwhelming the oil/water separator and entering the surrounding drainage ditches and waterways. Design must be certified by a suitably qualified professional.	Pre-Construction –design Construction Operations	Application - Chapter 17	EAO
Fire Prevention, Preparedness and Emergency Response				
55	The Holder must prepare and implement a Fire Safety Plan in consultation with the City of Richmond Fire Rescue, the Corporation of Delta Fire, Provincial Emergency Services, and the BC Oil and Gas Commission.	Pre-Operations - consult and prepare 60 days before operations start Operations - implemented throughout and updated annually	Application - Chapter 18	EAO/OGC

Number	Condition	Timing	Source	Responsible Agency for Compliance
56	The Holder must install, maintain and inspect firefighting systems at the fuel receiving facility sufficient to protect aviation fuel transfer areas and storage tanks, including: a. A high-expansion foam fire protection system connected to a fixed foam storage and dispensing unit; b. Auxiliary firefighting equipment; c. Automated fire detection systems; and d. A perimeter fire hydrant system to provide access to water for tank deluge and firefighting.	Construction Operations - inspect and maintain annually	Application - Chapter 18	EAO
57	The Holder must install, maintain and inspect firefighting systems at the marine terminal sufficient to protect aviation fuel transfer areas, including: a. Auxiliary firefighting equipment; b. Automated fire detection systems; and c. A fire hydrant system to provide access to water for firefighting.	Construction Operations - inspect and maintain annually	Application - Chapter 18	EAO
58	The Holder must test all fire prevention and response systems in accordance with applicable codes, guidelines, and best practices, and report the test results to the City of Richmond Fire Rescue, the Corporation of Delta Fire, Provincial Emergency Services, and the BC Oil and Gas Commission, upon request.	Pre-Operations - testing Operations - test, inspect and maintain annually	Application - Chapter 18	EAO/OGC
Miscellaneous Conditions				
59	During Project operations, the Holder must notify affected First Nations of the arrival and departure of a vessel delivering aviation fuel to the marine terminal at least 24 hours before the scheduled arrival and departure of that vessel in the South Arm of the Fraser River. The notice time may be reduced, from time to time, to the extent necessary to adjust to circumstances beyond the reasonable control of the Proponent related to the vessel's movement, but not reduced below 12 hours. For the purpose of this condition, an affected First Nation is one which had been consulted during the environmental assessment of the Project and to which DFO has issued a communal fishing license, Tsawwassen Harvest Documents, or other aboriginal community-based authorizations or commercial fishing license allowing members of an aboriginal community to fish on the South Arm of the Fraser River on the day of the arriving vessel. Specifics for notification procedures must be determined before the start of Project operations.	Pre-Operations – determine specifics for notification procedures Operations – implemented throughout	First Nations Comments	EAO
60	In the design of the terminal facilities, the Holder must follow the "Climate Change Adaptation Guidelines	Pre-Construction	Application -	EAO

Number	Condition	Timing	Source	Responsible Agency for Compliance
	for Sea Dikes and Coastal Flood Hazard Land Use: Sea Dike Guidelines" (Ministry of Environment 2011) to account for potential increases in water levels due to global sea level rise and potential flooding during extreme freshet conditions.		Chapter 21 Agency/First Nations Comments	
61	The Holder must use the Project facilities only to unload, store, and deliver aviation kerosene fuel.	Operations	Application - Chapter 2 Agency/First Nations Comments	EAO
62	Before the start of Project operations, the Holder must complete an additional study to respond to information gaps identified by Environment Canada in its submission to the BC EAO dated November 13, 2012, to supplement the previous study by the Holder on the effects of a jet fuel spill on biofilm in the Fraser River Estuary (see VAFFC's Fraser River Delta Biofilm Sensitivity to Jet A Fuel Spill - Summary Report submitted to EAO on September 3, 2012). The Holder must consult Environment Canada and Vancouver Fraser Port Authority on the terms of reference for the additional study. Once the terms of reference are settled, the Holder must complete the additional study to the satisfaction of the Vancouver Fraser Port Authority.	Pre-Operations – complete additional study	Agency Comments	EAO/Vancouver Fraser Port Authority
63	The Holder must require that at least one escort tug accompany each aviation fuel cargo barge and at least two tugs accompany each aviation fuel tanker to the marine terminal from Sand Heads, or from the point at which River Pilots board the vessels, subject to any applicable requirements imposed by the Vancouver Fraser Port Authority on the Fraser River related to navigational assistance for tanker vessels on the Fraser River.	Operations	First Nations Comments	EAO
64	The Holder must retain copies of all plans, reports, and other records required by these conditions and any records relating to any surveys, studies, or assessments required by these conditions for at least five years from their production. The Holder must, on request, make such plans and records available to EAO, persons designated as inspectors under the *Environmental Assessment Act*, or the Vancouver Fraser Port Authority.	Throughout Construction and Operations		EAO/OGC/FLNR/ Vancouver Fraser Port Authority