Vancouver Fraser Port Authority
100 The Pointe, 999 Canada Place
Vancouver, B.C. Canada V6C 3T4
portvancouver.com

May 6, 2020

Mr. W.D. Mooney
Vice President & General Manager
G3 Terminal Vancouver Limited Partnership
#800 – 432 Main Street
Winnipeg, MB R38 13B

Dear Mr. Mooney:

Re: **Vancouver Fraser Port Authority Project Permit No. 15-180 - Amendment 02**
G3 Terminal Vancouver Limited Partnership - G3 Terminal Vancouver
Extension to Expiry Date and Extended Work Hours

Vancouver Fraser Port Authority (the port authority) has received a request from you on behalf of G3 Terminal Vancouver Terminal Partnership, to amend the Expiry Date of Project Permit PER No. 15-180 to August 31, 2020 and to carry out certain construction and physical activities, related to the above project, outside the hours stated in Condition No. 34 of Project Permit PER No. 15-180. The port authority understands that the request is a result of delays due to potential impacts of COVID-19. Prior to COVID-19 impacts, turnover of the facility and commencement of commercial operations was anticipated for mid-May 2020 and this is now anticipated to occur in July 2020.

The port authority has undertaken and completed a review of the requested amendment in accordance with the *Canada Marine Act*, section 5 of the Port Authorities Operations Regulations, and section 82 of the *Impact Assessment Act*.

As part of our review, the port authority considered additional information provided in the following supporting documents:

- Letter: G3 Project Permit PER No. 15-180 – Date of Expiry Extension, W.D. Mooney, March 25, 2020
- Letter: Request to Amendment to "Vancouver Fraser Port Authority Project Permit No. 15-180 G3 Terminal Vancouver – Construction Outside of Regular Work Hours", Don Jacobsen, October 9, 2019.
- All correspondence with the G3 Terminal Vancouver from March 25, 2020 to April 24, 2020.

To meet the requirements of the *Impact Assessment Act*, the port authority posted a description of the requested amendment and notice of public participation to the Canadian Impact Assessment Registry and considered the factors set out in section 84 of the Act. We concluded that the requested amendment is not likely to cause significant adverse environmental effects. We also determined that adverse impacts to Aboriginal or treaty rights are not expected.

Accordingly, the port authority authorizes an amendment to Project Permit PER No. 15-180 to extend the expiry date and allow construction outside of regular hours of work hours, specifically between 8:00 PM and 7:00 AM up to seven days per week until the expiry date; the expiry date for this permit is now **August 31, 2020**.

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This amendment has been assigned Amendment PER No. 15-180-02. Please quote this reference number in all future correspondence. Thank you for your cooperation throughout our review. Should you have any questions regarding this approval, please contact Regan Elley at 604-665-9594 or Regan.Elley@portvancouver.com.

Yours truly,

VANCOUVER FRASER PORT AUTHORITY

ORIGINAL COPY SIGNED

Peter Xotta
Vice President, Planning & Operations

cc Greg Yeomans, director, planning & development, Vancouver Fraser Port Authority
Carrie Brown, director, environmental programs, Vancouver Fraser Port Authority
Regan Elley, planner, Vancouver Fraser Port Authority

encl (2) Project Permit PER No. 15-180

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PORT of vancouver	**VANCOUVER FRASER PORT AUTHORITY (VFPA)** **PROJECT AND ENVIRONMENTAL REVIEW PROJECT PERMIT**

PER No.:	**15-180**
Tenant:	**G3 Limited**
Project:	**G3 Terminal Vancouver**
Project Location:	**95 Brooksbank Road, North Vancouver BC**
VFPA SID No.:	**CNV133**
Land Use Designation:	**Port Terminal**
Applicant:	**G3 Terminal Vancouver Limited Partnership**
Applicant Address:	**1055 West Georgia Street, Suite 1500, P.O. Box 11117, Vancouver, BC V6E 0B6**
Category of Review:	**D**
Date of Approval:	**May 30, 2016**
Date of Expiry:	**May 31, 2020**

PROJECT DESCRIPTION

For the purposes of this project permit ("the Permit"), the "Project" is understood to include the following works on Vancouver Fraser Port Authority property:

- Demolition of existing structures and buildings currently used for breakbulk operations, and project impacted structures on adjacent sites;
- Removal, relocation and modification of underground utilities;
- Onshore ground improvements, including over excavation and placement of engineered fill, or piling in selected areas;
- Offshore improvements, including placement of underwater rock revetment adjacent to portions of the existing sheet pile wall;
- Construction of an extension to the existing underpass at Brooksbank Avenue, and an additional new underpass within the confines of the terminal;
- Construction of 48 grain silos that are 42 m (140 ft.) in height;
- Construction of a rail loop system, which can accommodate up to 3 trains of 150 cars each;
- Construction of material unloading station, conveyance, storage and cleaning systems and buildings;
- Construction of a new berth, including three ship loaders; and
- Construction of internal access roads, vehicle parking, utilities, and administration, maintenance, and other accessory buildings.

PROJECT AND ENVIRONMENTAL CONDITIONS

The Vancouver Fraser Port Authority (VFPA), a federal port authority doing business as Port of Vancouver, has undertaken and completed a review of the Project in accordance with the *Canada Marine Act* and Section 5 of the Port Authorities Operations Regulations and, as applicable, Section 67 of the *Canadian Environmental Assessment Act*, 2012.

If at any time the Applicant fails to comply with any of the project and environmental conditions set out in the Permit below, or if VFPA determines that the Applicant has provided any incomplete, incorrect or misleading information in relation to the Project, VFPA may, in its sole and absolute

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discretion, cancel its authorization for the Project or change the project and environmental conditions to which such authorization is subject.

Pursuant to Section 29 of the Port Authorities Operations Regulations, VFPA may also cancel its authorization for the Project, or change the project and environmental conditions to which such authorization is subject, if new information is made available to VFPA at any time in relation to the potential adverse environmental and other effects of the Project.

The following are the project and environmental conditions that must be followed by the Applicant to mitigate potential or foreseeable adverse environmental and other effects.

No.	GENERAL CONDITIONS
1.	This Permit is conditional on a valid tenure agreement with respect to the subject premises being in place. **No construction or any other physical activities may commence in the absence of a valid tenure agreement.**
2.	This Permit is granted subject to the fulfillment of all other requirements of VFPA, relating to the Project. Furthermore, prior to commencing construction or any other physical activities the Applicant shall ensure that it has complied with all other applicable legal requirements and that all necessary regulatory approvals have been obtained.
3.	This Permit in no way endorses or warrants the design, engineering, or construction of the Project and no person may rely upon this Permit for any purpose other than the fact that VFPA has permitted the construction of the Project, 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 or operation of the Project as contemplated by this Permit.
5.	The Applicant is responsible for locating all existing site services and utilities including any located underground and 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.
6.	The Applicant shall undertake and deliver the Project to total completion in a professional, timely and diligent manner in accordance with the Application submitted by the Applicant and the applicable standards and specifications set out in the sections above entitled Project Description and Information Sources, including the attached plans and drawings numbered **PER No. 15-180 A to U.** The Applicant shall not carry out any other physical activities unless expressly authorized by VFPA.

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7.	The Applicant shall establish an operational spill prevention, containment and clean-up plan for hydrocarbon products (including fuel, oil and hydraulic fluid) and any other deleterious substances using standards, practices, methods and procedures to a good commercial standard, conforming to applicable law and using that degree of skill and care, diligence, prudence and foresight which would be reasonably and ordinarily expected from a qualified, skilled and experienced person engaged in a similar type of undertaking under the same or similar circumstances. The Applicant shall ensure that appropriate spill containment and clean-up supplies are available on site at all times and that all personnel working on the project are familiar with the spill prevention, containment and clean-up plan.
8.	The Applicant shall have due regard to the potential application of the *Migratory Birds Convention Act* (Canada) and/or the *Wildlife Act* (British Columbia). To reduce the risk of Project-related harm to birds and/or their active nests and eggs, the Applicant may wish to avoid certain physical activities during the general bird breeding season, which falls between **April 1 and July 31**, or outside of this time span if occupied nests are present. The Applicant shall exercise all due diligence to avoid causing harm to birds and/or their active nests and eggs. The Applicant shall also have due regard to nests of those species of birds protected by applicable law at all times of the year, regardless of the time of year or whether or not the nests are occupied. The Applicant should, where circumstances warrant, retain the services of qualified environmental professionals to assist in developing and undertaking appropriate bird nest surveys immediately before, during and after the general bird breeding season.
9.	The Applicant shall be solely responsible for reviewing Fisheries and Oceans Canada's ("DFO") Projects Near Water website (http://www.pac.dfo-mpo.gc.ca/habitat/know-savoir-eng.htm) to assess whether the Project requires DFO's involvement. The Applicant is solely responsible for submitting any necessary information through DFO's project review process.
10.	The Applicant shall cooperate fully with VFPA in respect of any review by VFPA of the Applicant's compliance with these conditions including, without limitation, providing any information or documentation required by VFPA.
11.	The Applicant shall make a copy of this Permit available to all employees, agents, contractors, licensees and invitees prior to commencing any physical activities. The Applicant shall be solely responsible for ensuring that all such employees, agents, contractors, licensees and invitees comply with these conditions.
12.	The Applicant shall make available upon request by any regulatory authority (such as a Fishery Officer) a copy of this Permit.
13.	The Applicant shall seek comments from the City of North Vancouver Fire Department on fire protection and life-safety issues during the course of Building Permit reviews, to the satisfaction of VFPA.
14.	The Applicant shall include and employ strategies to facilitate non-auto travel both on and off site through implementation of the methods outlined in the Consideration Report dated April 22, 2016.
15.	Unless otherwise noted, the Applicant shall submit all documents required for VFPA approval to email: per@portvancouver.com; fax: 1-866-284-4271 and referencing **PER No. 15-180.**

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No.	CONDITIONS - PRIOR TO COMMENCING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES	SUBMISSION TIMING (business days)
16.	The Applicant shall provide a lighting study or other facility lighting information to the satisfaction of VFPA.	At least 20 days prior to commencing site construction or any physical activities
17.	The Applicant shall notify the DFO Conservation and Protection Field Supervisor for Lower Mainland/Squamish in Steveston, British Columbia (tel: 604-664-9250; fax: 604-664-9255). The Applicant shall copy VFPA Environmental Programs and the Harbour Master on this notification (email: EnvironmentalPrograms@portvancouver.com and Harbour_Master@portvancouver.com; fax: 1-866-284-4271).	2 days before commencing construction or any physical activities
18.	The Applicant shall submit an updated Construction Environmental Management Plan, written in accordance with the guidelines on VFPA's website (http://www.portvancouver.com/wp-content/uploads/2015/10/PER-Construction-Environmental-Management-Plan-CEMP-Guidelines-FINAL-2015-10-16.pdf) and to the satisfaction of VFPA.	At least 20 days prior to commencing site construction or any physical activities
19.	The Applicant shall submit a marine mammal monitoring plan for in-water pile driving activities, to the satisfaction of VFPA. This plan may be integrated into the Construction Environmental Management Plan.	At least 20 days prior to commencing site construction or any physical activities
20.	The Applicant shall submit a soil and groundwater management plan, to the satisfaction of VFPA, which addresses known and potential soil and groundwater contamination. This plan may be integrated into the Construction Environmental Management Plan.	At least 20 days prior to commencing site construction or any physical activities
21.	The Applicant shall submit an updated Stormwater Pollution Prevention Plan, written in accordance with the guidelines on VFPA's website (http://www.portvancouver.com/wp-content/uploads/2015/05/PER-Stormwater-Pollution-Prevention-Plan-Guidelines-Final-2015-07-09.pdf) and to the satisfaction of VFPA.	At least 20 days prior to commencing site construction or any physical activities
22.	The Applicant shall submit a berthing simulation study to the satisfaction of VFPA.	Prior to commencing site construction
23.	The Applicant shall submit an energy study written in accordance with VFPA's guidelines and to the satisfaction of VFPA.	At least 20 days prior to commencing site construction or any physical activities
24.	The Applicant shall submit signed and sealed drawings for proposed works approved for construction by a professional engineer licensed to practice in the Province of British Columbia to the satisfaction of VFPA.	5 days prior to commencing construction for each work component

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25.	The Applicant shall submit an archaeological chance find procedure to the satisfaction of VFPA.	30 days prior to commencing construction or any physical activities
26.	The Applicant shall submit the results of an archaeological review of detailed development plans, proposed construction methods, and existing information on subsurface conditions in the vicinity of proposed excavations anticipated to be required, including a proposed course of action, to the satisfaction of VFPA.	30 days prior to commencing ground disturbing activities in relevant areas
27.	For structures and proposed interior changes that are reviewable under the 2010 National Building Code and 2010 National Fire Code, the Applicant shall apply for a VFPA Building Permit.	40 days prior to commencing construction of structures reviewable under the 2010 NBC
28.	The Applicant shall submit a community and stakeholder engagement plan presenting the Applicant's communication activities from the date of permit issuance to the completion of construction, to the satisfaction of VFPA. The Plan shall include details of activities to be undertaken by the Applicant to communicate with the interested public and stakeholders about the project, proposed mitigations, status of permit conditions, and all major phases of construction. The plan shall include a minimum of one public information session to be held prior to commencement of construction. The plan shall be updated as necessary and upon request by VFPA to ensure that the interested public and stakeholders are provided with relevant new information as it becomes available.	Within 20 days after permit issuance
29.	The Applicant shall develop a construction traffic management plan, including measures to reduce impacts on local vehicle traffic.	20 days prior to commencing construction or any physical activities
30.	The Applicant shall develop a proposed rail operating plan to the satisfaction of VFPA. The plan shall identify any modifications proposed to the rail network outside of the Project site and demonstrate that rail operations associated with the Project will make efficient use of the regional rail network and not materially impact the railways' ability to adequately service other North Shore customers. In addition, the Applicant shall seek endorsement of the rail operating plan by CN Rail and provide VFPA, upon request at any time during the validity period of this permit, with the status of their progress in obtaining such endorsement.	20 days prior to commencing construction

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31.	The Applicant shall submit a marine construction and staging plan including: • Staging and construction areas; • Dates and hours of operation; • Description of activities taking place; • Participating equipment and vessels (dimensions must be included); • Method of preferred communication; and • Special requests and/or additional information.	30 days prior to commencing construction of in water works or use of the waterlot for project activities
32.	Prior to the commencement of any vessel-related activities, the Applicant shall contact the appropriate Canadian Coast Guard ("CCG") Marine Communications and Traffic Services ("MCTS") centre regarding the issuance of a Notice to Shipping ("NOTSHIP") to advise the marine community of potential hazards associated with the Project.	As per Canadian Coast Guard requirements
No.	**CONDITIONS - DURING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES**	
33.	The Applicant shall notify VFPA upon commencement of construction or any physical activities of the Project.	
34.	All general construction and physical activities related to the Project shall be conducted between **Monday to Saturday** between the hours of **7:00am to 8:00pm.** No construction or physical activities shall occur during Sundays or holidays. These hours shall not be modified without prior approval from VFPA.	
35.	The Applicant shall remove all abandoned utilities from the site, both underground and above ground, and identify removed services on record drawings, as well as termination and capping points as applicable.	
36.	The Applicant shall ensure that an appropriately qualified archaeological monitor be on site at all times during ground disturbing activities that may intrude into native soils.	
37.	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.	
38.	Project construction shall be monitored by an appropriately qualified environmental professional. The monitor shall provide monitoring reports to VFPA on a monthly basis or more frequently if circumstances warrant. In addition, annual summary reports shall be provided at the end of each calendar year, and a summary report for the whole monitoring period shall be forwarded to the VFPA within six weeks of the conclusion of the monitoring period. VFPA reserves the right to rule on the adequacy of the monitoring and the content of the reports.	
39.	The Applicant shall not conduct refueling or maintenance activities within 30 metres of any watercourse, or in an area where there is potential for run-off to reach surface water bodies. Fuel and other hydrocarbon inventories shall not be stored in such areas, temporarily or otherwise.	

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40.	The Applicant shall not, directly or indirectly: (a) deposit or permit the deposit of a deleterious substance of any type in water frequented by fish in a manner contrary to Section 36(3) of the *Fisheries Act*; or (b) adversely affect fish or fish habitat in a manner contrary to Section 35(1) of the *Fisheries Act*.
41.	There shall be no in-water works during the fisheries sensitive period from **March 1 to August 15** inclusive.
42.	The Applicant shall remove any piles completely by extracting the entire length of pile from the seabed. If physical conditions result in the breakage of piles, the Applicant shall remove the remaining pile stubs with the least amount of disturbance of the seabed as possible. Broken or cut piles that will be under the rock revetment may remain. The Applicant shall survey the location of any remaining piles or stubs and include them on record drawings.
43.	In-water piles shall only be driven with a vibratory or diesel impact hammer.
44.	The Applicant shall employ the mitigation measures described in the "Request for Review" submitted by G3 to DFO on February 12, 2016.
45.	In the event that distressed, injured or dead fish are observed following the initiation of pile driving, the Applicant shall halt work immediately and consult VFPA Environmental Programs for additional authorization requirements before the work is resumed.
46.	The Applicant shall monitor marine mammals (using an appropriately qualified environmental professional) during in-water pile driving. The Applicant shall halt work immediately if a cetacean or Stellar's sea lion enters an exclusion zone within 600 m of the terminal, or if a harbor seal enters an exclusion zone within 150 m of the terminal, and must not resume until the marine mammal has left the exclusion zone for at least 30 minutes.
47.	Rock to be placed in-water shall be clean and free of fines.
48.	The Applicant shall use a clean excavator bucket. The bucket and any portion of the excavator arm that will be in the water shall be cleaned of any residual hydrocarbons prior to the start of works.
49.	The direct or indirect release or deposit of sediment or sediment laden water into the aquatic environment shall be minimized during the works. In this regard, reference should be made to the water quality criteria described in the British Columbia Water Quality Guidelines (Criteria): March 2016 Edition produced by the BC Ministry of Environment.
50.	The Applicant shall conduct all work associated with the Project involving the use of concrete, cement, mortars and other Portland cement or lime-containing construction materials 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. The Applicant shall provide containment facilities at the site for the wash-down water from concrete delivery trucks, concrete pumping equipment, and other tools and equipment, as required.

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51.	The Applicant shall manage stormwater and surface runoff using standards, practices, methods and procedures to a good commercial standard, conforming to Applicable Law and using that degree of skill and care, diligence, prudence and foresight which would be reasonably and ordinarily expected from a qualified, skilled and experienced person engaged in a similar type of undertaking under the same or similar circumstances.
52.	The Applicant shall dispose of any soils excavated from the site that are not suitable for backfill at appropriate off-site facilities in accordance with applicable legislation, guidelines and best management practices.
53.	The Applicant shall ensure that debris and waste material resulting from the Project are contained, collected, and disposed of at suitable upland locations using standards, practices, methods and procedures to a good commercial standard, conforming to applicable law and using that degree of skill and care, diligence, prudence and foresight which would be reasonably and ordinarily expected from a qualified, skilled and experienced person engaged in a similar type of undertaking under the same or similar circumstances.
54.	Invasive plants, including English ivy and Japanese knotweed, shall be handled in a manner that will prevent their spread and shall be appropriately contained, collected and disposed of.
55.	The Applicant shall ensure that all equipment is in good mechanical condition and maintained free of fluid leaks, invasive species, and noxious weeds.
56.	The Applicant shall not disturb the riparian vegetation adjacent to Lynn Creek.
57.	The Applicant shall plant the flood protection berm, adjacent to the Lynn Creek riparian area, with appropriate native species as soon as practical and in a manner that maximizes the likely success of the plantings.
58.	Should contaminated materials be encountered, the Applicant shall ensure that all contaminated materials, including contaminated drill cuttings and equipment wash water, are removed, contained, and disposed of at appropriate off-site facilities using standards, practices, methods and procedures to a good commercial standard, conforming to Applicable Law and using that degree of skill and care, diligence, prudence and foresight which would be reasonably and ordinarily expected from a qualified, skilled and experienced person engaged in a similar type of undertaking under the same or similar circumstances. Suspect materials should be treated as contaminated or stockpiled until their environmental quality has been determined.

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59.	During any vessel-related activities, the Applicant shall: 1. Position vessels and equipment associated with the Project in such a manner so as not to obstruct line of sight to navigational aids or markers. 2. As per the International Regulations for Preventing Collisions at Sea, exhibit the appropriate lights and day shapes at all times. 3. Monitor the VHF channel used for MCTS communications in the respective area at all times and participate as necessary. 4. Be familiar with vessel movements in areas affected by the Project. The Applicant shall plan and execute the Project in a manner that will not impede navigation or interfere with vessel operations. 5. If applicable during night hours, unless working 24 hours per day, the rig and associated equipment shall be moored outside the navigation channel and lit in accordance with all applicable regulations. 6. Any temporary piles, false works, silt curtains, construction material or debris, etc. are to be appropriately marked and sufficiently illuminated in periods of darkness and reduced visibility. 7. All temporary piles, false works, silt curtains, construction material or debris, etc. are to be completely removed from the waterway. 8. Any piles to be removed shall be completely extracted to remove the entire length of the pile from the bed of the waterway. Where physical conditions result in the breakage of piles best efforts shall be made to remove entire pile stubs with the least amount of disturbances of the bed of the waterway.
60.	During pile driving construction activities onshore and in-water, the Applicant shall monitor the following terrestrial noise levels: a) Sound pressure measurements at a distance of 15m from equipment; b) 1-hour L_{Aeq}, and L_{AFmax} levels and occurrence frequency from a representative location within the community. The Applicant shall submit a summary report detailing the noise levels recorded for each separate pile type driven in order to confirm that generated noise levels are within accepted industry standards. A summary report shall be submitted to VFPA within 5 business days of initial pile driving for each representative pile type and to the satisfaction of VFPA.
61.	The Applicant shall ensure that all construction equipment operated within VFPA property conforms to the Non-Road Diesel Equipment Program (http://www.portvancouver.com/environment/air-energy-climate-action/cargo-handling-equipment/nrde/) in compliance with all aspects of the Fee Document with the exception of the labelling requirements.
No.	**CONDITIONS – PRIOR TO OPERATION**
62.	The Applicant shall develop a comprehensive operations environmental management plan, including accidents and malfunctions, to the satisfaction of the VFPA. The plan must be submitted to VFPA for review 30 business days prior to operations commencing.

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63.	The Applicant shall incorporate any required changes or adhere to any final recommendations resulting from the review of the Fire Risk and Dust Explosion Assessments, to the satisfaction of VFPA.
64.	The Applicant shall provide, 90 days prior to project commissioning, an air emissions management plan in accordance with VFPA guidelines for review and approval. The plan shall address, but not be limited to: a. The intent that no visible dust, particularly fugitive dust, travels beyond the facility as defined by the upland and water lot boundary listed within the lease terms. Specifically, the plan objectives and targets shall consider the number of incidents of visible dust beyond the facility boundary, complaints from the surrounding community, and % opacity limits from any emission source. b. Vessel loading, specifically; uncontrolled drop height into hold, excessive relative product velocity, excessive entrained air within product column, unshielded wind across vessel openings and transfer points, loading state (initial, normal, and finish filling), and type of product that may be more prone to generating dust. c. Reporting and tracking of activities and conditions that may be conducive to the release of emissions to the air.
65.	The Applicant shall conduct dust filtration performance testing for representative filters of each class/type, during facility commissioning, to validate the assumptions of the Environmental Air Assessment. A summary report with supporting test data shall be provided to the satisfaction of VFPA, and VFPA may require additional mitigation measures based on the results.
66.	The Applicant shall conduct noise measurements, during facility commissioning, to validate the assumptions of the Environmental Noise Assessment and specifically the performance effectiveness of installed noise mitigations/barriers. A summary report shall be provided to the satisfaction of VFPA, and VFPA may require additional mitigations based on the results.
67.	The Applicant shall provide an inventory of all alarms utilized at the facility in order to demonstrate that best industry practices have been considered. The inventory should include, but not be limited to, all alarms associated with processes, stationary equipment, mobile sources, and loading operations. The inventory shall detail location, type of alarm, sound level, and sound characteristic.

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68.	The Applicant shall install four new fixed navigation lights on the new berth structure. Starting from the east, these aids would include: a. Fixed red light, located on the corner of the east mooring dolphin, at an elevation of 8.31m above chart datum. Nominal range of the light to be between 1-3 nautical miles; b. Fixed yellow light, located on the corner of the east ship loader platform, at an elevation of 8.31m above chart datum. Nominal range of the light to be between 1-3 nautical miles; c. Fixed yellow light, located on the corner of the west ship loader platform, at an elevation of 8.31m above chart datum. Nominal range of the light to be between 1-3 nautical miles; and d. Fixed green light, located on the corner of the west mooring dolphin, at an elevation of 8.31m above chart datum. Nominal range of the light to be between 1-3 nautical miles.

No.	CONDITIONS - UPON COMPLETION	SUBMISSION TIMING (Business Days)
69.	The Applicant shall notify VFPA upon completion of the Project.	Within 10 days of completion
70.	The Applicant shall provide record drawings, in both AutoCAD and Adobe PDF format and in accordance with VFPA's Record Drawing Standards For Projects, including a location map clearly showing the location of any capped services.	Within 40 days of completion
71.	The Applicant shall provide record drawings of the in-water improvements, in both AutoCAD and Adobe PDF format, together with a copy of the pile driving logs within 40 days of completion of all works.	Within 40 days of completion
72.	The Applicant shall conduct noise monitoring to confirm the predictions of the Environmental Noise Assessment (which modelled daily peak capacity) and validate effects on the surrounding community. The monitoring shall capture 2 weeks of noise data and in accordance with the VFPA Environmental Noise Assessment Guideline. The Applicant shall provide the final report to the satisfaction of VFPA, and VFPA may require additional mitigation based on the results.	At the time facility is operating at 85% or greater of daily peak terminal capacity or at the direction of VFPA
73.	Upon completion of the deep-sea berth construction, the Applicant shall undertake a hydrographic survey that meets the requirements of a "Special Order" survey with "Type C1" coverage as defined by the Canadian Hydrographic Service ("CHS") "Standards for Hydrographic Surveys", to the satisfaction of VFPA.	Upon completion
74.	The Applicant shall contact the Database Information Office of the CHS at (250) 363-6360 or chsdatacentre@dfo-mpo.gc.ca to arrange for the relevant CHS charts to be updated.	Upon completion

VFPA reserves the right to rescind or revise these conditions at any time that new information warranting this action is made available to VFPA.

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LENGTH OF PERMIT VALIDITY

The construction of the Project must commence by **May 31, 2017** (the "Commencement Date") and be complete no later than **May 31, 2020** (the "Expiry Date").

AMENDMENTS

- Details of any material proposed changes to the Project, including days and hours when construction and any physical activities will be conducted, must be submitted to VFPA for consideration of an amendment to this Permit.
- For an extension to the Commencement Date, the Applicant must apply to VFPA in writing no later than 30 days after that date.
- For an extension to the Expiry 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 Permit.

PROJECT AND ENVIRONMENTAL REVIEW DECISION

PROJECT PERMIT PER No. 15-180 IS APPROVED BY:

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May 30, 2016
DATE OF APPROVAL

Peter Xotta,
Vice President, Planning and Operations,
Chair of Project and Environmental Review Committee

CONTACT INFORMATION:

Vancouver Fraser Port Authority (VFPA)
Port of Vancouver
100 The Pointe, 999 Canada Place,
Vancouver, BC, Canada, V6C 3T4

Project & Environmental Review
Tel.: 604-665-9047
Fax: 1-866-284-4271
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Website: www.portvancouver.com