

PER No.:	15-322
Tenant:	Kinder Morgan Canada
Project:	Westridge Marine Terminal Upgrade and Expansion Project
Project Location:	7065 Bayview Drive, Burnaby
VFPA SID No.:	BBY 092
Land Use Designation:	Port Terminal and Port Water
Applicant(s):	Kinder Morgan Canada
Applicant Address:	Suite 2700, 300- 5 Avenue S.W., Calgary, Alberta T2P 5J2
Category of Review:	Designated Project
Date of Approval:	August 28, 2017
Date of Expiry:	August 31, 2021

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 (VFPA) property:

General Description

- Construction of a new three-berth marine Terminal including new pile-supported berth structures extending approximately 250m into Burrard Inlet, new circular sheet pile retaining wall and land infill
- The construction of associated office and control building, utilities, fire suppression systems and mechanical systems
- Construction of new in-water habitat and riparian planting areas
- Sections of new transfer and delivery pipelines and related equipment
- Decommissioning and demolition of certain facilities at the Terminal

Site Preparation

- Modifications and relocation of existing utilities
- Modifications to existing mechanical systems at the Terminal
- Removal of existing Pier 59
- Surface soils and vegetation clearing along the foreshore extension area
- Installation of an in-water circular sheet pile retaining wall
- Densification of existing soils, placement of new imported fill, and compaction of fill behind the retaining wall to create new land in Burrard Inlet
- Rip-rap removal in the foreshore area for construction of a new dock complex and extension into the water
- Removal of abandoned culverts within the foreshore extension area

Marine Berth Expansion and New Operations Facilities

- Demolition and decommissioning of the existing Terminal berth and associated facilities
- Installation of approximately 152 in-water piles to support new berth structures (piles range in size from approximately 1.4 m to 2.0 m in diameter)
- Construction of a new three-berth dock complex encompassing approximately 275,000 m² of water lot area
- New mooring dolphins, pipeline loading and delivery infrastructure, fender systems, vehicular access and utility connections as part of the new dock complex

- Construction of new in-water rock habitat areas (approximately 9,000 m²) and riparian plantings (approximately 2,350 m²)
- Sections of three new 762 mm diameter crude oil delivery pipelines including construction of pipe segments under the existing CP rail tracks
- Construction of a new crude oil receiving and transfer facility consisting of:
 - A two-story operations building to house offices, a control room for the facilities, first aid facilities and washrooms
 - New ancillary buildings including storage, equipment buildings and electrical kiosks
 - Construction of containment areas for spill protection beneath equipment
 - New Marine Vapor Control System for handling ship vapors during loading operations
 - Foundation construction including foundations for vapor recovery mechanical equipment, electrical buildings and transformers, metering area equipment and piping
 - Installation of structural steel and concrete, mechanical equipment, piping and fire-protection systems
 - A backup generator capable of running core functions and firefighting systems
- A new utility dock including a new float and steel gangway for support vessels of approximately 500 m²
- A new concrete railway derailment protection barrier north of the property line to protect the facility from existing train tracks (320 m long by 2.2 m high)
- Emergency response booms and areas for deployment of emergency response equipment
- Installation of pre-fabricated dock trestles and platforms
- Modification and relocation of portions of the existing 6.0 m wide access driveway north of the existing CP rail tracks (main access from Bayview Drive)
- New parking spaces for employees/contractors, visitors and maintenance personnel
- Perimeter security fencing with new vehicle access gates

Lighting and Utilities

- New lighting at the Terminal on buildings, new area lights on dock structures and new marine navigation lighting
- Upgrades to the Terminal fire protection system and new perimeter fire hydrants
- New electrical transformers
- New dock delivery lines and metering equipment
- Air emissions management equipment and control system
- A new fire-water and foam pumping system
- New electrical equipment and control system
- A storm-water management system including new oil water separators
- Storm-water detention on berths to collect water that is pumped to an oil water separator system on foreshore
- Extension of one existing stormwater outfall, relocation of one existing stormwater outfall and installation of one new stormwater outfall
- Installation of new underground wastewater and sanitary holding tanks
- New utilities including storm-water, sanitary tank connections, water, communications and electricity
- Installation of new electrical systems such as cable trays and cabling

Onshore and Marine Construction Temporary Facilities

- Barges with office, lunchroom and washroom facilities
- Storage barges with equipment and material storage areas
- Marine equipment including barge mounted derricks for pile driving and supporting barges

- Installation of a safety boom around marine work areas during construction extending approximately 350m into Burrard Inlet and anchored at each end by a new pile
- Office trailers
- Washroom trailers
- Equipment storage trailers
- Water treatment plants

PROJECT AND ENVIRONMENTAL CONDITIONS

VFPA 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.

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 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 necessary 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.	On December 1, 2016 the overall Trans Mountain Expansion Project received a Certificate of Public Convenience and Necessity pursuant to Section 52 of the National Energy Board Act. The Applicant shall adhere to Certificate of Public Convenience and Necessity OC-64 to Trans Mountain Pipeline ULC subject to the relevant terms and conditions set out in Appendix 3 of

	the National Energy Board (NEB) Report of May 19, 2016 entitled Trans Mountain Expansion Project OH-001-2014 and subsequent amending orders.	
6.	The Applicant shall provide VFPA with updated mitigation plans for review and approval, such as the Westridge Marine Terminal Environmental Protection Plan, if these plans are modified or new procedures are created to address site conditions not previously addressed in the plans submitted as part of the Application.	
7.	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.	
8.	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. 15-322-A1 to A49 . The Applicant shall not carry out any other physical activities unless expressly authorized by VFPA.	
9.	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.	
10.	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.	
11.	The Applicant shall make available upon request by any regulatory authority (such as a Fishery Officer) a copy of this Permit.	
12.	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.15-322.	
	CONDITIONS - PRIOR TO COMMENCING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES	SUBMISSION TIMING (business days)
13.	The Applicant must install and maintain a Marine Construction Safety Boom around the perimeter of the work area. The Marine Construction Safety Boom must be secured to the sea bed in a manner which does not create a hazard to navigation, and be lit from dusk to dawn and during periods of restricted visibility by flashing yellow lights (2 NM range) installed at distances no greater than 50 metres apart.	Before commencing construction of any in-water works
14.	The Applicant shall submit signed and sealed drawings for each phase of the proposed works prior to start of construction of each phase. Drawings shall be approved for construction by a professional engineer licensed to practice in the Province of British Columbia.	Before commencing construction or any physical activities for each phase of construction

15.	The Applicant shall submit final design drawings for rail crossing modifications signed and sealed by a professional engineer licensed to practice in the Province of British Columbia, for VFPA review and approval.	Before commencing construction or any physical activities for each phase of construction
16.	The Applicant shall submit a dimensioned site plan and master fire department access plan signed and sealed by a Fire Protection Engineer licensed to practice in the Province of British Columbia for VFPA review and approval. The Fire Department Access Plan is required to reference the applicable vehicle access requirements from the 2015 NBC and applicable requirements from the Burnaby Fire Department. Any conditions of the access route on Bayview Drive or within the VFPA boundary that do not comply with the acceptable solutions of the NBC are required to be addressed by the Applicant on an alternative solution basis pursuant to NBC Division A, Article 1.2.1.1.	Before commencing construction of any permanent facilities
17.	The Applicant shall submit a signed and sealed Approach to Building and Fire Code Compliance Report prepared by the Applicant's Building Code Consultant for VFPA review and approval. The Building and Fire Code Compliance Report is required to address the 2015 NBC and 2015 NFC requirements noted in the correspondence from VPFA during the review of the Project Permit application, including compliance with NFPA 11 for foam/water system capacities. The report is required to provide a consolidated summary of the firefighting strategy, required fire protection equipment and foam/water supplies and delivery systems for various fire scenarios including the credible worst case. This report should have input from the Director of Emergency Management from Kinder Morgan Canada. If possible, this report should also include input from the local fire service. If the local fire service is unable to participate in the consultation process, the Applicant's Building Code Consultant should consider consultation with an additional consultant(s) having experience with municipal firefighting command and control, and firefighting in an industrial setting similar to the Project.	Before commencing construction of any permanent facilities
18.	The Applicant shall submit a Construction Fire Safety Plan for VFPA review and approval.	Before commencing construction or any physical activities
19.	For construction activities in and around the City of Burnaby's underground sewer facilities generally shown on Lease Plan 2017-127 and licensed under Vancouver Fraser VFPA's Wastewater System License to the City of Burnaby under License No. BBY093-0008F-002, dated May 1, 2011, the Applicant shall contact the City of Burnaby Planning and Building Department (Ph: 604.294.7944) to advise the City of the activities and work in order to ensure there are no adverse impacts to the sewer system.	Before commencing construction or any physical activities
20.	For construction activities in and around the Greater Vancouver Sewerage and Drainage District's wastewater outfall system as generally shown on License Plan No. 2004-111 dated October 12, 2004 and Lease Plan No. 2017-123 dated July 31, 2017, and licensed	Before commencing construction or any physical activities

	<p>under Vancouver Fraser VFPA’s outfall license under License No. BBY092-00753F-001 (formerly L-0753 (01)) dated October 1, 2004, the Applicant shall contact Metro Vancouver’s Liquid Waste Services Department (Ph: 604.432.6200) to advise Metro Vancouver of the activities and work in order to ensure there are no adverse impacts to the outfall system.</p>	
<p>21.</p>	<p>The Applicant shall submit a final Construction Communications Plan in accordance with VFPA’s Public Consultation Guidelines, to the satisfaction of VFPA. The Plan shall outline how the Applicant will continue to engage and communicate with the public and stakeholders from the date of permit issuance to the completion of construction.</p> <p>The Plan shall include engagement and communication activities on the following:</p> <ul style="list-style-type: none"> • About the project and current status; • Proposed mitigations; • Status of satisfying permit conditions; • Communication and engagement activities during major phases of construction; • Addressing inquiries during construction; • Any other topic that may be deemed by VFPA to be of relevance; and • A draft construction notification for review. <p>The Plan shall be updated as necessary and upon request by VFPA to ensure the public and stakeholders are provided with relevant information as it becomes available.</p>	<p>15 days before commencing construction or any physical activities</p>
<p>22.</p>	<p>The Applicant shall distribute a final construction notice to residents and businesses within approximately two kilometres from Westridge Marine Terminal describing the works and activities, hours of operation, and contact information, in accordance with an approved Construction Communications Plan. This includes residents and businesses within the District of North Vancouver and City of Burnaby as shown on VFPA North Vancouver and Burnaby Location maps which can be found in Section 5 of the 15-322 PER Report located here: https://www.portvancouver.com/development-and-permits/status-of-applications/kinder-morgan-westridge-marine-terminal-upgrade-and-expansion-project/. The notice shall be approved by VFPA prior to distribution. Applicant to use same notification area maps created by the VFPA for the comment period during application review. The Applicant shall copy VFPA when construction notices are distributed.</p>	<p>10 days before commencing construction or any physical activities</p>
<p>23.</p>	<p>The Applicant shall submit a marine construction and staging plan, including the following for VFPA review and approval:</p> <ul style="list-style-type: none"> • Staging and construction areas; • Dates and hours of operation; • Description of activities taking place; • Equipment and vessels (dimensions must be included); • Method of preferred communication with marine users; • Proposals to accommodate Aboriginal traditional marine resource use activities potentially affected by construction activities; and • Special requests and/or additional information. 	<p>15 days before commencing construction or any physical activities</p>

24.	The Applicant shall submit an Archeological Chance Find Procedure which includes the source of any fill material to be used in conjunction with the project for VFPA review and approval.	30 days before commencing construction or any physical activities
25.	For structures and proposed interior changes that are reviewable under the National Building Code and National Fire Code, the Applicant shall apply for a VFPA Building Permit. Each Building Permit package is required to be complete with VFPA letters of assurance and signed and sealed drawings by a BC Certified Engineer as noted in the Building Permit list provided for the Westridge Marine Terminal Expansion Project.	40 days before commencing construction or any physical activities for each phase of construction
26.	The Applicant shall submit an updated signed and sealed Approach to Building and Fire Code Compliance Report(s), for the applicable Building Permit phase, prepared by the Applicant's Building Code Consultant for VFPA review and approval.	Prior to issuance of a VFPA Building Permit
27.	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 Coast Guard requirements
28.	If the Applicant intends to discharge hydrostatic testing water to Burrard Inlet or another water body located within VFPA jurisdiction, a Hydrostatic Testing Plan shall be submitted for VFPA review and approval.	15 days before commencing intake or discharge of hydrostatic testing water
29.	The Applicant shall submit an updated <i>Noise Management Plan for Construction at Pump Stations and Terminals</i> , PER Submission TR.07 for VFPA review and approval. The updated plan shall address the following: <ul style="list-style-type: none"> Section 3.1 Operating Hours shall include a requirement for the Applicant to obtain VFPA written authorization for any construction works outside of Westridge construction hours as described in the <i>Noise Management Plan for Construction at Pump Stations and Terminals</i>. Section 7.1 Planned Monitoring shall include a requirement to submit to VFPA: implemented plan details (locations, equipment specifications, site photos, expected time periods, etc.), and weekly summary reports; a requirement to grant access by VFPA staff to historical and real-time levels from continuous monitors. 	5 days before commencing construction or any physical activities
30.	The Applicant shall submit an updated <i>Air Emission Management Plan for Westridge Marine Terminal and Fugitive Emissions Management Plan for Westridge Marine Terminal</i> , PER Submission TR.08 for VFPA review and approval. The updated plan shall address the following:	5 days before commencing construction or any physical activities

	<ul style="list-style-type: none"> Section 4.8.2 Construction Combustion Emissions shall include compliance with Non-Road Diesel Emissions Fee, VFPA Fee Schedule Section 3.9 (http://www.portvancouver.com/about-us/port-fees/). 	
31.	<p>The Applicant shall submit an updated <i>Westridge Marine Terminal Environmental Protection Plan</i>, PER Submission TR.014 for VFPA review and approval. The updated plan shall address the following:</p> <ul style="list-style-type: none"> Section 1.0 Introduction shall include an additional subsection on <i>Links to Other Trans Mountain Environmental Plans</i>, detailing all related management plans, i.e. Noise Management Plan, Air Emissions Plan, and Fugitive Emissions Plan. 	5 days before commencing construction or any physical activities
32.	<p>The Applicant shall submit an updated Stormwater Pollution Prevention Plan for VFPA review and approval. The updated Stormwater Pollution Prevention Plan shall:</p> <ul style="list-style-type: none"> Address comments included in the July 14, 2017 technical memorandum prepared by Kerr Wood Leidal. Confirm that stormwater collection sump pumps on the loading wharves are connected to emergency power supplies. <p>Containment and appropriate treatment shall be provided for:</p> <ul style="list-style-type: none"> Utility wash down water that may potentially contact hydrocarbons. All parts of the hydrocarbon conveyance systems, including pipe rack pipe joints, valves and inspection/maintenance ports, where leaks or spills may occur. 	30 days prior to construction of the new stormwater system
33.	Any proposed alterations to the Marine Construction and Safety Boom footprint, anchoring system or design must be submitted to and approved by VFPA.	20 days prior to implementing alterations
CONDITIONS - DURING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES		
34.	The Applicant shall notify VFPA upon commencement of construction or any physical activities of the Project at the beginning of each construction phase.	
35.	The Applicant shall discuss with the Indigenous Advisory and Monitoring Committee (IMAC), or relevant Sub-Committee, potential opportunities for their input or involvement in monitoring efforts during construction. As directed by VFPA, monitoring reports submitted to VFPA by the Applicant under this permit shall be shared with IMAC, potentially affected Aboriginal groups, and/or other persons or entities as specified by VFPA, from time to time.	
36.	All general construction and physical activities related to the Project shall be conducted Monday to Saturday between the hours of 7:00am to 8:00pm except for non-motorized hand labor activities which do not increase the background noise levels within the surrounding community. Pile driving, other activities that are impulsive in nature, and activities containing strong low frequency, shall only occur within regular hours (Monday to Saturday between the hours of 7:00am to 8:00pm). These hours shall not be modified without prior approval from VFPA.	
37.	The Applicant shall ensure that noise levels within the surrounding community as identified in <i>Noise Management Plan for Construction at Pump Stations and Terminals</i> , PER Submission	

	<p>TR.07, table C-3 remain below the following thresholds, where nighttime hours are from 10pm to 7am:</p> <ul style="list-style-type: none"> • WMT_1; Daytime limit – 61 dBA; Nighttime limit – 51 dBA (Location: Northcliffe Crescent and North Clide Avenue, Burnaby) • WMT_2; Daytime limit – 61 dBA; Nighttime limit – 51 dBA (Location: Bayview Drive and Malibu Drive, Burnaby) • WMT_3; Daytime limit – 66 dBA; Nighttime limit – 56 dBA (Location: Bayview Drive and Barnet Road, Burnaby)
38.	The Applicant shall remove all abandoned utilities from the site, both underground and aboveground. At locations of connections to municipal network (i.e. at property lines), the abandoned utilities shall be capped.
39.	The Applicant shall establish and define a marine restricted area within the marine construction safety boom around the existing Greater Vancouver Sewage and Drainage district sewage system as generally shown on License Plan No. 2004-111 dated October 12, 2004 and Lease Plan No. 2017-123 dated July 31, 2017. The Applicant shall not permit any anchoring or operation of marine vessels or equipment within this restricted area.
40.	The Applicant may place temporary construction trailers on site while this permit remains in effect, provided that the Applicant first obtains a VFPA Building Permit for any trailers reviewable under the 2015 National Building Code of Canada.
41.	The disturbance to the intertidal foreshore shall be kept to the minimum required to complete the Project. Land-based equipment and machinery should not travel along the intertidal foreshore beyond the footprint of the foreshore extension area. Shoreline modification, temporary or otherwise, to facilitate land/sea equipment or materials transfer or for any other reason is not permitted without prior review and approval by VFPA.
42.	The Applicant shall not permit barges or other vessels used during the project to ground on the foreshore or seabed or otherwise disturb the foreshore or seabed (including disturbance as a result of vessel propeller wash), excepting only such disturbance as is reasonably required resulting from the use of barge spuds.
43.	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.
44.	Floating portions of the marine construction safety boom shall not be permitted to ground on the seabed or intertidal foreshore with the exception of only such disturbance as is reasonably required as described in the technical memo, dated July 31, 2017, titled "Information provided to Vancouver Fraser VFPA regarding the proposed marine construction safety boom at Westridge Marine Terminal". pontoons at the west end shall be positioned parallel to shore to further limit the potential effects of sweeping.
45.	The Applicant shall provide VFPA with weekly construction monitoring reports containing the same information listed for the monthly construction monitoring reports required by the Fisheries and Oceans Canada (DFO) Paragraph 35(2)(b) <i>Fisheries Act</i> Authorization (DFO Authorization). VFPA shall be copied on the monthly reports to DFO, if these are different from the corresponding weekly VFPA report.
46.	VFPA shall be copied on the offsetting measures monitoring reports required by the DFO Authorization. VFPA shall be consulted during the development of any contingency plans and any measures in those plans that fall within VFPA jurisdiction.

47.	<p>During any vessel-related activities, the Applicant must:</p> <ol style="list-style-type: none"> 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 must plan and execute the Project in a manner that will not impede navigation or interfere with vessel operations. 5. If applicable, during night hours, any rigs or associated equipment must be moored outside the navigation channel, approaches to adjacent terminal facilities and/or anchorage areas, and lit in accordance with all applicable regulations. 6. All 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. 	
CONDITIONS – PRIOR TO OPERATION		
48.	The Applicant shall submit a Project Energy Study Report in accordance with VFPA's guidelines, or provide a copy of the New Plant Design Engineering Study, at the time of the Study submission to BC Hydro.	
49.	The Applicant must submit a berthing simulation study for VFPA review and approval.	
50.	The Applicant shall submit an updated Operational Emergency and Fire Safety Plan for VFPA review and approval.	
	CONDITIONS - UPON COMPLETION	SUBMISSION TIMING (Business Days)
51.	Upon completion of the deep-sea berth(s) construction, the Applicant must 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
52.	The Applicant must 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
53.	The Applicant shall notify VFPA upon completion of the Project.	Within 10 days of completion
54.	The Applicant shall provide record drawings, in both AutoCAD and Adobe (PDF) format to VFPA signed and sealed by a Certified Engineer licensed to practice in the Province of British Columbia.	Within 40 days of completion
55.	With respect to terminal lighting, lighting type and luminaire orientation and tilt shall be adjusted as needed to mitigate any adverse effects on fish, wildlife and neighbouring residents that become evident after commencement of operations.	Within 40 days of completion

56.	The Applicant shall provide to VFPA reports and all follow up correspondence related to NEB condition 141 <i>Post-construction noise surveys</i> as applicable to the Westridge Marine Terminal. Any required mitigations as a result of NEB condition 141 and applicable to the Westridge Marine Terminal shall be to VFPA's satisfaction prior to implementation.	Within 3 months after commencing operations
57.	VFPA shall be provided reports and follow up correspondence related to NEB condition 151 <i>Post-construction environmental monitoring reports</i> as applicable to the Westridge Marine Terminal. Any required mitigations as a result of NEB condition 151 and applicable to the Westridge Marine Terminal shall be to VFPA's satisfaction prior to implementation.	On or before 31 January following the first, third, and fifth season after completing final clean up
VFPA reserves the right to rescind, revise or add to these conditions at any time that new information warranting such action is made available to VFPA.		
LENGTH OF PERMIT VALIDITY		
The construction of the Project must commence by August 31, 2018 (the Commencement Date) and be complete no later than August 31, 2021 (the Expiry Date).		
AMENDMENTS		
<ul style="list-style-type: none"> • 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. Changes to the Project that affect the assumptions underpinning VFPA's review of the Application may result in a requirement to revisit such review. • For an extension to the Commencement Date, the Applicant must apply to VFPA in writing no later than 30 days prior to 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. <p>Failure to apply for an extension as required may, at the sole discretion of VFPA, result in termination of this Permit.</p>		

PROJECT AND ENVIRONMENTAL REVIEW DECISION

Project Permit PER No. 15-322 is approved by:

Original Copy Signed

August 28, 2017

PETER XOTTA
VICE PRESIDENT, PLANNING & OPERATIONS

DATE OF APPROVAL

CONTACT INFORMATION

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