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| <b>PER No.:</b>                 | <b>15-180-1</b>  |
| <b>Tenant:</b>                  | <b>G3 Terminals Vancouver Limited Partnership</b>                        |
| <b>Project:</b>                 | <b>G3 Terminal Vancouver Berth Pocket Obstructions Removal Amendment</b> |
| <b>Project Location:</b>        | <b>North Vancouver</b>   |
| <b>VFPA SID No.:</b>            | <b>CNV133-10485F-001</b>   |
| <b>Land Use Designation:</b>    | <b>Port Terminal</b>   |
| <b>Applicant/Permit Holder:</b> | <b>G3 Terminal Vancouver Limited Partnership</b>                         |
| <b>Category of Review:</b>      | <b>Amendment (B)</b>   |
| <b>Date of Approval:</b>        | <b>December 6, 2019</b>  |
| <b>Date of Expiry:</b>          | <b>May 31, 2020</b>  |

## **1 INTRODUCTION**

The Vancouver Fraser Port Authority (VFPA), a federal port authority, manages lands under the purview of the *Canada Marine Act*, which imparts responsibilities for environmental protection. VFPA accordingly conducts project and environmental reviews of works and activities undertaken on these lands to ensure that the works and activities will not likely cause significant adverse environmental effects. This project and environmental review report and project permit (the Permit) documents VFPA's project and environmental review of PER No. 15-180-1: G3 Terminal Vancouver Berth Pocket Obstructions Removal Amendment (the Project) proposed by PGL Environmental Consultants working on behalf of G3 Terminals Vancouver Limited Partnership (the Applicant).

This project and environmental review was carried out to address VFPA's responsibilities under the *Canada Marine Act*, and to meet the requirements of the *Impact Assessment Act*, as applicable. The proposed Project amendment is not considered a "designated project" under the *Impact Assessment Act* and an impact assessment as described in the *Impact Assessment Act* is not required. However, VFPA authorization is required for the proposed Project to proceed and in such circumstances, where applicable, Section 82 of *Impact Assessment Act* requires federal authorities to assure themselves that projects will not likely cause significant adverse environmental effects. This review provides that assurance. In addition, VFPA considers other interests, impacts and mitigations through the project and environmental review.

The project and environmental review considered the amendment application along with supporting studies, assessments and consultations carried out or commissioned by the Applicant, as well as other information provided by the Applicant. In addition, this project and environmental review considered other information available to VFPA and other consultations carried out by VFPA. A full list of information sources germane to the review is provided in the following pages of this report.

The scope of this review is focused on the scope of the amendment in the context of the previously authorized project (project permit no. 15-180) that was issued on May 30, 2016. This Permit is the authorizing document allowing the Applicant to proceed with the amended project scope subject to the listed project and environmental conditions.

## **2 PROJECT DESCRIPTION**

The previously authorized category D project, as described in project permit no. 15-180, included upland construction of a new grain terminal and construction of a new berth for vessel loading. G3 Terminal Vancouver Limited Partnership proposes to modify the scope of works authorized in 2016 under project permit 15-180. The proposed modifications include the removal of three large angular rock obstructions at the constructed Vancouver Berth located at G3 Terminals in Burrard Inlet. The three rock obstructions inhibit the transportation of marine vessels to and from the terminal berth and must be removed prior to terminal operations. The proposed amended

scope consists of removal and relocation of the rock obstructions. The rocks will be relocated to the G3 Terminal southern shoreline to be used as rip rap for shoreline protection.

In this project permit amendment, the Project means the physical activities authorized by VFPA to be carried out pursuant to **PER No. 15-180-1**, as described below.

## 2.1 Proposed Works

The proposed works under the amended scope include:

- Removal of large angular rock obstructions at the G3 Terminal berth
- Relocation of the rock from the berth and integrate rocks into the existing shoreline protection at the terminal's southern shoreline.

Removal and relocation of rock material will be conducted using a clamshell bucket on a crane supported by a spud barge. Approximately 200 m<sup>3</sup> of rock will be removed from the berth face and placed within G3 Terminal's existing shoreline protection rip rap that was previously installed along the southern shoreline during construction of the berth. The works will occur within regular VFPA construction hours (Monday to Saturday 7:00 a.m. to 8:00 p.m.) and are anticipated to commence in December 2019 and take one week to complete. There will be no dredging during the fisheries sensitive period from March 1 to June 15 inclusive.

The estimated cost of the amendment scope is \$10,000.

## 3 VANCOUVER FRASER PORT AUTHORITY INTERNAL REVIEWS

The following VFPA departments have undertaken and completed a review of these works and confirm that the proposal meets their requirements, subject to the listed project and environmental conditions.

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Planning          | <input checked="" type="checkbox"/> Environmental Programs | <input checked="" type="checkbox"/> Engineering             |
| <input checked="" type="checkbox"/> Marine Operations | <input checked="" type="checkbox"/> Public Engagement      | <input checked="" type="checkbox"/> Indigenous Consultation |

## 4 INDIGENOUS CONSULTATION

VFPA has reviewed the proposed works and determined that adverse impacts to Aboriginal or Treaty rights are not expected.

## 5 NOTIFICATIONS

### 5.1 Municipal Notification

The Project was assessed by VFPA to have minimal to no potential impacts to municipal interests. Therefore, no municipal notification or consultation was completed.

### 5.2 Adjacent Tenant Notification

The Project was assessed by VFPA to have minimal to no potential impacts to adjacent tenant interests. Therefore, no adjacent tenant notification or consultation was completed.

### 5.3 Public Engagement

To meet requirements of section 86 of the *Impact Assessment Act*, VFPA posted a description of the Project and notice of public participation to the Canadian Impact Assessment Registry to provide the public 30 calendar days to comment on the project and provide community knowledge. No public comments were received regarding this proposed project.

The proposed Project was assessed by VFPA to have minimal or no potential impacts to community interests in the surrounding area either during construction or once the project is completed. Therefore no construction notification was required.

## 6 INFORMATION SOURCES

VFPA has relied upon the following sources of information in its review of the Project.

- Amendment application form and materials submitted by the Applicant on behalf of the tenant on September 13, 2019
- All Project correspondence from September 13, 2019 to November 27, 2019
- All plans and drawings labelled PER No.15-180-1-A

## 7 ENVIRONMENTAL REVIEW DECISION

In completing the environmental review, VFPA has reviewed and taken into account relevant information available on the proposed project amendment and has considered any adverse impact that the project may have on the rights of the Indigenous peoples, Indigenous knowledge, community knowledge, comments received from the public, and measures that would mitigate any significant adverse environmental effects of the project. We conclude that with the implementation of proposed mitigation measures and conditions described in the project and environmental conditions section below, the Project is not likely to cause significant adverse environmental effects.

ORIGINAL COPY SIGNED

\_\_\_\_\_  
**CARRIE BROWN,  
DIRECTOR, ENVIRONMENTAL PROGRAMS**

November 29, 2019  
\_\_\_\_\_  
**DATE OF DECISION**

## 8 CONCLUSION

In completing the project and environmental review, VFPA concludes that with the implementation of proposed mitigation measures and conditions described in the project and environmental conditions section below, the Project has appropriately addressed all identified concerns.

## PROJECT AND ENVIRONMENTAL REVIEW DECISION

Project Permit amendment PER No. 15-180-1 is approved by:

ORIGINAL COPY SIGNED

\_\_\_\_\_  
**PETER XOTTA  
VICE PRESIDENT, PLANNING & OPERATIONS,  
CHAIR OF PROJECT AND ENVIRONMENTAL  
REVIEW COMMITTEE**

December 5, 2019

\_\_\_\_\_  
**DATE OF APPROVAL**

## 9 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* and, as applicable, Section 82 of the *Impact Assessment Act*.

If at any time G3 Terminals Vancouver Limited Partnership (the Permit Holder) fails to comply with any of the project and environmental conditions set out in the project permit (the Permit) below, or if VFPA determines that the Permit Holder 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 minimum conditions that must be followed by the Permit Holder to mitigate potential or foreseeable adverse environmental and other effects. These conditions apply to the amended scope of works and activities described in Section 2. The Permit Holder must also adhere to the conditions contained in project permit 15-180 for the works and activities not listed in this permit amendment which were previously authorized under project permit 15-180.**

All VFPA Guidelines and Record Drawing Standards referenced in this document can be located at: <https://www.portvancouver.com/development-and-permits/project-and-environmental-reviews/technical-guidelines/>.

| No.   | GENERAL CONDITIONS  |   |
|---|---|---|
| 1.  | The Permit Holder shall undertake and deliver the Project to total completion in a professional, timely and diligent manner in accordance with applicable standards and specifications described in the application document(s) referenced in the permitting letter. The Permit Holder shall not carry out any other physical activities unless expressly authorized by VFPA.   |   |
| 2.  | The Permit Holder shall at all times and in all respects, comply with and abide by all applicable statutes, laws, regulations and orders from time to time in force and effect, including all applicable environmental, labour and safety laws and regulations.   |   |
| 3.  | The Permit Holder shall cooperate fully with VFPA in respect of any review by VFPA of the Permit Holder's compliance with this Permit, including providing information and documentation in a timely manner, as required by VFPA. The Permit Holder is solely responsible for demonstrating the Permit Holder's compliance with this Permit. Accordingly, the Permit Holder shall be familiar with VFPA's compliance and enforcement program: <a href="https://www.portvancouver.com/development-and-permits/compliance/">https://www.portvancouver.com/development-and-permits/compliance/</a>   |   |
| 4.  | The Permit Holder shall review the Permit with all employees, agents, contractors, licensees and invitees working on the Project site, prior to such parties participating in any construction or other physical activities on the Project site. The Permit Holder shall be solely responsible for ensuring that all such employees, agents, contractors, licensees and invitees comply with this Permit.   |   |
| 5.  | The Permit Holder shall make available upon request by any regulatory authority (such as a Fishery Officer) a copy of this Permit.  |   |
| <b>CONDITIONS – PRIOR TO COMMENCING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES</b> |   | <b>SUBMISSION TIMING (business days)</b>                    |
| 6.  | Prior to the commencement of any vessel-related activities, the Permit Holder shall contact Canadian Coast Guard (CCG) Marine Communications and Traffic Services (MCTS), (email: <a href="mailto:NAVWARN.MCTSPRinceRupert@innav.gc.ca">NAVWARN.MCTSPRinceRupert@innav.gc.ca</a> ; Phone: 250-627-3070) regarding the issuance of a Navigational Warning (NAVWARN) to advise the marine community of potential hazards associated with the Project.   | As per Coast Guard requirements                             |
| 7.  | <p>The Permit Holder shall submit a marine construction and staging plan to VFPA's satisfaction, which includes:</p> <ul style="list-style-type: none"> <li>a) staging and construction areas;</li> <li>b) dates and hours of operations;</li> <li>c) description of activities taking place;</li> <li>d) participating equipment and vessels (dimensions must be included);</li> <li>e) method of preferred communication; and</li> <li>f) special requests and/or additional information.</li> </ul> <p>The Permit Holder shall carry out the Project in accordance with the marine construction and staging plan, including any subsequent amendments approved by VFPA."</p> | 5 business days prior to commencing construction activities |
| <b>CONDITIONS – DURING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES</b>              |   |   |
| 8.  | All in-water dredging activities related to the Project amendment shall be conducted from <b>Monday to Saturday</b> between the hours of <b>7:00 a.m. and 8:00 p.m.</b> No construction and physical activities shall take place on Sundays or holidays. These hours shall not be modified without prior approval of VFPA. To request permission to conduct activities outside these hours, the Permit Holder must submit a written request no less than 20 business days prior to the desired start date.  |   |

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| 9.  | <p>During the in-water dredging activities, the Permit Holder shall:</p> <ul style="list-style-type: none"> <li>a) 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;</li> <li>b) Exhibit the appropriate lights and day shapes at all times;</li> <li>c) Monitor the VHF channel used for MCTS communications in the respective area at all times and participate as necessary;</li> <li>d) Be familiar with vessel movements in areas affected by the Project.</li> <li>e) Plan and execute the Project in a manner that will not impede navigation or interfere with vessel operations; and,</li> </ul> <p>During night hours, unless working 24 hours per day, ensure that the rig and associated equipment is moored outside the navigation channel and lit in accordance with all applicable regulations.</p>  |
| 10. | <p>The Permit Holder will retain a marine mammal monitor to be present during activities with the potential to generate underwater noise or harm fish. The marine mammal monitor will suspend dredging activities if a marine mammal is observed within 200 m of the dredging activities and will not resume the dredging activities until the marine mammal has left the 200 metre buffer.</p>  |
| 11. | <p>Without limiting the generality of permit condition 2, the Permit Holder shall not, directly or indirectly:</p> <ul style="list-style-type: none"> <li>(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 <i>Fisheries Act</i>; or</li> <li>(b) adversely affect fish or fish habitat in a manner contrary to Section 35(1) of the <i>Fisheries Act</i>.</li> </ul>  |
| 12. | <p>The Permit Holder shall not permit sediment, sediment-laden waters, or other deleterious substances to enter the water during the Project. The Permit Holder shall carry out all physical activities in a manner that prevents induced sedimentation of foreshore and near shore areas and induced turbidity of local waters, and the release of sediment, sediment-laden waters, and turbid waters to the aquatic environment. The Permit Holder shall manage turbidity in compliance with the following water quality criteria:</p> <ul style="list-style-type: none"> <li>a) When background is less than or equal to 50 nephelometric turbidity units (NTU) or 100 milligrams per litre (mg/L) non-filterable residue (NFR), induced turbidity shall not exceed 5 NTU or 10 mg/L NFR above the background values; and,</li> <li>b) When background is greater than 50 NTU or 100 mg/L NFR, induced turbidity shall not exceed the background values by more than 10% of the background value.</li> </ul> <p>For the purposes of this condition, "background" means the level at an appropriate adjacent reference site (as determined to the satisfaction of VFPA) that is affected neither by physical activities at the Project site, nor sediment-laden or turbid waters resulting from physical activities at the Project site.</p> |
| 13. | <p>Without limiting the generality of permit condition 2, the Permit Holder shall ensure that dredged material that is intended for upland placement complies with all applicable legislation and regulations. The Permit Holder shall appropriately manage any contamination associated with the dredged material and maintain records of off-site disposal.</p>  |
| 14. | <p>Without limiting the generality of permit condition 2, the Permit Holder shall dredge/load all material intended for disposal at sea under a valid Disposal at Sea Permit pursuant to the provisions of Part 7, Division 3 of the Canadian Environmental Protection Act, 1999.</p>  |
| 15. | <p>There shall be no dredging during the fisheries sensitive period from March 1 to August 15 inclusive.</p>   |
| 16. | <p>The Permit Holder 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.</p>   |

|  | CONDITIONS – UPON COMPLETION  | SUBMISSION TIMING<br>(Business Days)  |
|--|---|---------------------------------------|
| 17.  | The Permit Holder shall notify VFPA Harbour Master ( <a href="mailto:Harbour_Master@portvancouver.com">Harbour_Master@portvancouver.com</a> ) and VFPA Environmental Programs, ( <a href="mailto:EnvironmentalPrograms@portvancouver.com">EnvironmentalPrograms@portvancouver.com</a> ) upon completion of the in-water dredging activities.  | Upon substantial completion           |
| 18.  | <p>Upon completion of dredging at a deep-sea berth, the Permit Holder 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”.</p> <p>To have the advertised control depth for each berth revised, the post dredge survey data must be validated by a competent navigation authority. As such, the Permit Holder has the following choices:</p> <ul style="list-style-type: none"> <li>a) Contract a surveyor of the Permit Holder’s choice and then email the survey data and associated metadata to VFPA at <a href="mailto:navigation.review@portvancouver.com">navigation.review@portvancouver.com</a> and to CHS Hydrographic Data Centre at <a href="mailto:Chsdatacentre@dfo-mpo.gc.ca">Chsdatacentre@dfo-mpo.gc.ca</a>. The survey data will only be accepted by CHS when accompanied by suitable metadata (e.g. an ISO19115 metadata standard xml file). CHS will then validate the data based on priorities assigned by CHS’ chart production requirements and incorporate the data into CHS’ bathymetric database if CHS is confident of its quality. Once CHS incorporates the data into its database, VFPA, Pacific Pilotage Authority (PPA) and British Columbia Coast Pilots (BCCP) will be notified that the data has been approved for navigation purposes and the control depths will be updated accordingly; or</li> <li>b) Request VFPA to arrange for a hydrographic survey that meets the navigation requirements and agree to reimburse VFPA for the full cost of the survey. This means VFPA will contract the surveyor, set the survey requirements and ensure the requirements are met. This option allows VFPA to accept the data as soon as it is received and reviewed by VFPA, PPA and BCCP. The control depths will then be updated and the survey data and associated metadata will be supplied to CHS for charting purposes. The Permit Holder must notify VFPA two weeks prior to anticipated Project completion to allow sufficient time for VFPA to arrange a post dredging hydrographic survey at the earliest possible time after the dredge and associated equipment have vacated the area.</li> </ul> | Within 30 business days of completion |
| <p><b>VFPA reserves the right to rescind or revise these conditions at any time that new information warranting this action is made available to VFPA.</b></p> |   |                                       |
| <p><b>LENGTH OF PERMIT VALIDITY</b></p>  |   |                                       |
| <p>The Project must be completed no later than <b>May 31, 2020</b> (the Expiry Date).</p>  |   |                                       |

## 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 Expiry Date, the Permit Holder 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.**

## CONTACT INFORMATION

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

Project & Environmental Review  
Tel.: 604-665-9047  
Fax: 1-866-284-4271  
Email: [PER@portvancouver.com](mailto:PER@portvancouver.com)  
Website: [www.portvancouver.com](http://www.portvancouver.com)

### After normal business hours:

In the event of any land or marine construction incidents or concerns related to works carried out on-site under this permit, please contact the 24/7 Port Operations Centre 604-665-9086. In the event of an emergency requiring 'First Responders', please call 911 first.



# G3 Terminal Vancouver PER No.: 15-180-1

-  VFPA Boundary
-  Obstructions
-  Rip Rap Re-distribute Area
-  Tenant Lease

Agreement #: CNV133-10485F-001

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



VFPA Spatial Data Group  
 Prepared by: bli  
 Created: Sep 27, 2019  
 Last updated: Nov 13, 2019  
 PLAN#G2019-096  
 AGREEMENT#: CNV133-10485F-001



**PORT of  
Vancouver**

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

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

**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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| 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.  | <p>The Applicant shall have due regard to the potential application of the <i>Migratory Birds Convention Act (Canada)</i> and/or the <i>Wildlife Act (British Columbia)</i>. 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 <b>April 1 and July 31</b>, 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.</p> <p>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.</p> |
| 9.  | The Applicant shall be solely responsible for reviewing Fisheries and Oceans Canada's ("DFO") Projects Near Water website ( <a href="http://www.pac.dfo-mpo.gc.ca/habitat/know-savoir-eng.htm">http://www.pac.dfo-mpo.gc.ca/habitat/know-savoir-eng.htm</a> ) 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: <a href="mailto:per@portvancouver.com">per@portvancouver.com</a> ; fax: 1-866-284-4271 and referencing <b>PER No. 15-180</b> .   |

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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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| 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 <i>Fisheries Act</i> ; or (b) adversely affect fish or fish habitat in a manner contrary to Section 35(1) of the <i>Fisheries Act</i> .   |
| 41. | There shall be no in-water works during the fisheries sensitive period from <b>March 1 to August 15</b> 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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| 59.        | <p>During any vessel-related activities, the Applicant shall:</p> <ol style="list-style-type: none"> <li>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.</li> <li>2. As per the International Regulations for Preventing Collisions at Sea, exhibit the appropriate lights and day shapes at all times.</li> <li>3. Monitor the VHF channel used for MCTS communications in the respective area at all times and participate as necessary.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>7. All temporary piles, false works, silt curtains, construction material or debris, etc. are to be completely removed from the waterway.</li> <li>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.</li> </ol> |
| 60.        | <p>During pile driving construction activities onshore and in-water, the Applicant shall monitor the following terrestrial noise levels:</p> <ol style="list-style-type: none"> <li>a) Sound pressure measurements at a distance of 15m from equipment;</li> <li>b) 1-hour <math>L_{Aeq}</math>, and <math>L_{AFmax}</math> levels and occurrence frequency from a representative location within the community.</li> </ol> <p>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.</p>   |
| 61.        | <p>The Applicant shall ensure that all construction equipment operated within VFPA property conforms to the Non-Road Diesel Equipment Program (<a href="http://www.portvancouver.com/environment/air-energy-climate-action/cargo-handling-equipment/nrde/">http://www.portvancouver.com/environment/air-energy-climate-action/cargo-handling-equipment/nrde/</a>) in compliance with all aspects of the Fee Document with the exception of the labelling requirements.</p>  |
| <b>No.</b> | <b>CONDITIONS – PRIOR TO OPERATION</b>  |
| 62.        | <p>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.</p>  |

| 68.  | <p>The Applicant shall install four new fixed navigation lights on the new berth structure. Starting from the east, these aids would include:</p> <ul style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>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</li> <li>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.</li> </ul> |   |
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| <b>No.</b>   | <b>CONDITIONS - UPON COMPLETION</b>  | <b>SUBMISSION TIMING (Business Days)</b>  |
| 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   |
| <p><b>VFPA reserves the right to rescind or revise these conditions at any time that new information warranting this action is made available to VFPA.</b></p> |  |   |