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| <b>PER No.:</b>                                 | <b>20-104</b>   |
| <b>Tenant:</b>                                  | <b>Suzanne Kyra, Sharilyn Sweet and Elizabeth Mizener</b> |
| <b>Project:</b>                                 | <b>New Float Installation at 2250 Farrer Cove Place</b>   |
| <b>Project Location:</b>                        | <b>2250 Farrer Cove Place, Belcarra, BC</b>               |
| <b>Vancouver Fraser Port Authority SID No.:</b> | <b>BEL120</b>   |
| <b>Land Use Designation:</b>                    | <b>Port Water</b>   |
| <b>Applicant/Permit Holder:</b>                 | <b>Suzanne Kyra</b>                                       |
| <b>Category of Review:</b>                      | <b>B</b>  |
| <b>Date of Approval:</b>                        | <b>March 16, 2021</b>                                     |
| <b>Date of Expiry:</b>                          | <b>March 31, 2022</b>                                     |

## 1 INTRODUCTION

The Vancouver Fraser Port Authority (the “Port Authority”), a federal Port Authority, manages lands under the purview of the *Canada Marine Act*, which imparts responsibilities for environmental protection. The Port Authority 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 the Port Authority’s project and environmental review of PER No. 20-104: new float installation at 2250 Farrer Cove Place, Belcarra (the “Project”) proposed by Suzanne Kyra working on behalf of shared license agreement BEL120-00391F-001 care of co-licensees Suzanne Kyra, Sharilyn Sweet and Elizabeth Mizener (the “Applicant”).

This project and environmental review was carried out to address the Port Authority’s responsibilities under the *Canada Marine Act* and to meet the requirements of the *Impact Assessment Act*, as applicable. The proposed Project 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, Port Authority authorization is required for the proposed Project to proceed and in such circumstances, where applicable, Section 82 of the *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, the Port Authority considers other interests, impacts and mitigations through the project and environmental review.

The project and environmental review considered the 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 the Port Authority and other consultations carried out by the Port Authority. A full list of information sources germane to the review is provided in the following pages of this report.

This Permit is the authorizing document allowing the Applicant to proceed with the Project subject to the listed project and environmental conditions.

## 2 PROJECT DESCRIPTION

The Applicant proposes to attach a pre-manufactured float to the existing recreational dock at 2250 Farrer Cove Place, Belcarra, BC. The moorage float is approximately 10 meters long by 3 meters wide with a wooden surface on top of polyethylene floats.

The float will be anchored to the waterside by two X-crossed concrete block anchors and attached to the landside with X-crossed chains fixed to boulders on the upland, similar to the existing float. Concrete anchors will be set in place from a barge by a qualified contractor and inspected annually. An access ramp (6 m length and 1.2 m width) will be installed to connect the new float to the existing pier. The location of the new float will allow for a minimum water depth of 1.5 meters below the float at low tide. The new float will be predominately used to moor a Catalina-27 sailboat and a 4.9 meter to 5.5 meter (16 foot to 18 foot) long motor boat. No piles will be installed as part of the work.

In this project permit, the Project means the physical activities authorized by the Port Authority to be carried out pursuant to **PER No. 20-104**, as described below.

## 2.1 Proposed Works

- Installation of a 6 m x 1.2 m access ramp
- Installation of a 10 m x 3 m moorage float anchored to the waterside by two X-crossed concrete block anchors and attached to the landside with X-crossed chains fixed to boulders on the upland.

## 3 VANCOUVER FRASER PORT AUTHORITY INTERNAL REVIEWS

The following Port Authority 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.

Planning

Environmental Programs

Engineering

Marine Operations

Public Engagement

Transportation

## 4 INDIGENOUS CONSULTATION

The Port Authority has reviewed the proposed works and determined that adverse impacts to Indigenous or Treaty rights are not expected.

## 5 NOTIFICATIONS

### 5.1 Public Engagement

To meet requirements of section 86 of the *Impact Assessment Act*, the Port Authority 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. The comment period ran from February 12 to March 12, 2021. At the close of the 30 calendar day public comment period, no comments were received from the public.

The proposed Project was assessed by the Port Authority 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

The Port Authority has relied upon the following sources of information in its review of the Project.

- Application form and materials submitted by the Applicant on behalf of the tenant on October 6, 2020.
- All Project correspondence from October 6, 2020 to February 11, 2021.

## 7 ENVIRONMENTAL REVIEW DECISION

In completing the project and environmental review, the Port Authority has reviewed and taken into account relevant information available on the proposed project and has considered any adverse impact that the Project may have on the rights of 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

\_\_\_\_\_  
**LISA McCUAIG**  
**MANAGER, ENVIRONMENTAL PROGRAMS**

March 16, 2021

\_\_\_\_\_  
**DATE OF DECISION**

## 8 CONCLUSION

In completing the project and environmental review, the Port Authority 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 PER No. 20-104 is approved by:

ORIGINAL COPY SIGNED

\_\_\_\_\_  
**LISA McCUAIG**  
**MANAGER, ENVIRONMENTAL PROGRAMS**

March 16, 2021

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

## 9 PROJECT AND ENVIRONMENTAL CONDITIONS

The Port Authority 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 Suzanne Kyra working on behalf of shared license agreement BEL120-00391F-001 (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 the Port Authority determines that the Permit Holder has provided any incomplete, incorrect or misleading information in relation to the Project, the Port Authority 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*, the Port Authority 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 the Port Authority 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.**

Port Authority Guidelines and Record Drawing Standards referenced in this document can be located at:  
<https://www.portvancouver.com/permitting-and-reviews/per/project-and-environment-review-applicant/guidelines/>.

| No. | GENERAL CONDITIONS  |
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| 1.  | The Permit Holder must have a valid lease, licence, or access agreement for the Project site prior to accessing the Project site or commencing construction or any other physical activities on the Project site. This Permit shall in no way limit any of the Permit Holder's obligations, or the Port Authority's rights, under such lease, licence, or access agreement.                               |
| 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.  | 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 the Port Authority has permitted the construction of the Project, in accordance with the terms and conditions of this Permit.   |
| 4.  | The Permit Holder shall indemnify and save harmless the Port Authority in respect of all claims, losses, costs, fines, penalties or other liabilities, including legal fees, arising out of: (a) any bodily injury or death, property damage or any loss or damage arising out of or in any way connected with the Project; and (b) any breach by the Permit Holder of its obligations under this Permit. |
| 5.  | 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 set out in the sections above entitled Project Description and Information Sources. The Permit Holder shall not carry out any other physical activities unless expressly authorized by the Port Authority.         |
| 6.  | The Permit Holder shall cooperate fully with the Port Authority in respect of any review by the Port Authority of the Permit Holder's compliance with this Permit, including providing information and documentation in a timely manner, as required by the Port Authority. The Permit Holder is solely responsible for demonstrating the Permit Holder's compliance with this Permit.                    |
| 7.  | 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. |
| 8.  | The Permit Holder shall make available upon request by any regulatory authority (such as a Fishery Officer) a copy of this Permit.  |
| 9.  | Unless otherwise specified, the Permit Holder shall provide all plans, documents, and notices required under this Permit to the following email address: <b>per@portvancouver.com</b> and referencing <b>PER No.20-104</b> .  |
| 10. | Unless otherwise specified, all plans, schedules, and other Project-related documentation that the Permit Holder is required to provide under this Permit, and any subsequent updates, must be to the Port Authority's satisfaction.  |
| 11. | The Port Authority shall have unfettered access to environmental compliance documentation and the Project site at all times during construction without notice.   |
| 12. | The Permit Holder must maintain and retain any records associated with, or produced by, actions or activities undertaken to achieve compliance or that indicate non-compliance with project permit conditions. These records must be made available at the request of the Port Authority.   |

|  | <b>CONDITIONS – PRIOR TO COMMENCING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES</b>   | <b>SUBMISSION TIMING (business days)</b>                  |
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| 13.  | The Permit Holder shall have in place a spill prevention, containment and clean-up plan for hydrocarbon products (including fuel, oil and hydraulic fluid) and any other deleterious substances. Appropriate spill containment and clean-up supplies shall be available on the Project site at all times and all personnel working on the Project shall be trained on the spill prevention, containment and clean-up plan. The Permit Holder shall carry out the Project in accordance with the spill prevention, containment and clean-up plan.  | Before commencing construction or any physical activities |
| 14.  | At least two days prior to commencing any physical activities, the Permit Holder shall notify Environmental Programs at <a href="mailto:EnvironmentalPrograms@portvancouver.com">EnvironmentalPrograms@portvancouver.com</a> .  | Two days prior to commencing any physical activities      |
| <b>CONDITIONS – DURING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES</b> |   |   |
| 15.  | All general construction and physical activities related to the Project shall be conducted from <b>Monday to Saturday</b> between the hours of <b>7:00 am and 8:00 pm</b> . No construction and physical activities shall take place on Sundays or holidays. These hours shall not be modified without prior approval of the Port Authority. To request permission to conduct activities outside these hours, the Permit Holder must submit a written request no less than 30 business days prior to the desired start date.  |   |
| 16.  | The Permit Holder shall notify the Port Authority within two business days of any complaints received from the community and stakeholders during construction and indicate how the Permit Holder has responded to such complaints.  |   |
| 17.  | Without limiting the generality of permit condition #2, the Permit Holder 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 of the <i>Fisheries Act</i> ; or (b) adversely affect fish or fish habitat in a manner contrary to Section 35 of the <i>Fisheries Act</i> .  |   |
| 18.  | The Permit Holder shall contain and collect debris and waste material in the immediate working area within the Project site. The Permit Holder shall dispose of waste material at suitable upland locations and maintain records of off-site disposal.  |   |
| 19.  | The Permit Holder shall maintain equipment in good mechanical condition and free of fluid leaks, invasive species, and noxious weeds.   |   |
| 20.  | The Permit Holder shall not permit barges or other vessels used during the Project to ground on the foreshore or river/seabed or otherwise disturb the foreshore or river/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.   |   |
| 21.  | During any vessel-related activities, the Permit Holder shall: <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> <li>f) When working during night hours, ensure that any working lights do not impede visibility of passing vessels. When not working during night hours, ensure that the rig and associated equipment is moored where it will not impede the safety of navigation and is lit in accordance with all applicable regulations.</li> </ul> |   |

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| 22.   | The Permit Holder shall immediately cease work and notify the Port Authority if the Permit Holder has reasonable grounds to believe that the Project has harmed fish or fish habitat, including observation of distressed, injured, or dead fish. The Permit Holder shall not resume work until authorized by the Port Authority.   |  |
| 23.   | The Permit Holder shall not disturb the river/seabed outside the Project site.  |  |
| 24.   | <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> <p>a) when background is less than or equal to 50 nephelometric turbidity units (NTU), induced turbidity shall not exceed 5 NTU above the background values; and</p> <p>b) when background is greater than 50 NTU, induced turbidity shall not exceed the background values by more than 10% of the background value.</p> <p>For the purposes of this condition, “background” means the level at an appropriate adjacent reference site (as determined to the satisfaction of the Port Authority) 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> |  |
|   | <b>CONDITIONS – UPON COMPLETION</b>   | <b>SUBMISSION TIMING<br/>(Business Days)</b> |
| 25.   | The Permit Holder shall notify the Port Authority upon completion of the Project.   | Upon substantial completion                  |
| <b>The Port Authority reserves the right to rescind or revise these conditions at any time that new information warranting this action is made available to the Port Authority.</b>   |   |  |
| <b>LENGTH OF PERMIT VALIDITY</b>  |   |  |
| The Project must be completed no later than <b>March 31, 2022</b> (the Expiry Date).  |   |  |
| <b>AMENDMENTS</b>   |   |  |
| <ul style="list-style-type: none"> <li>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 the Port Authority for consideration of an amendment to this Permit.</li> <li>For an extension to the Expiry Date, the Permit Holder must apply in writing to the Port Authority no later than 40 business prior to that date.</li> </ul> <p><b>Failure to apply for an extension as required may, at the sole discretion of the Port Authority, result in termination of this Permit.</b></p> |   |  |

## CONTACT INFORMATION

Vancouver Fraser Port Authority  
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.

