



PORT of
vancouver

Vancouver Fraser
Port Authority

VANCOUVER FRASER PORT AUTHORITY
PROJECT AND ENVIRONMENTAL REVIEW
REPORT AND PERMIT

PER No.:	21-066
Tenant:	Neptune Bulk Terminals (Canada) Ltd.
Project:	Anchor pile installation
Project Location:	1001 Low Level Road, North Vancouver, BC
Vancouver Fraser Port Authority SID No.:	CNV074
Land Use Designation:	Port Terminal
Applicant/Permit Holder:	Stantec Consulting Ltd. on behalf of Neptune Bulk Terminals (Canada) Ltd.
Category of Review:	B
Date of Approval:	July 14, 2021
Date of Expiry:	July 31, 2023

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. 21-066: Anchor Pile Installation (the “Project”) proposed by Stantec Consulting Ltd. on behalf of Neptune Bulk Terminals (Canada) Ltd. (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

Stantec Consulting Ltd., on behalf of Neptune Bulk Terminals (Canada) Ltd., proposes to install a steel anchor pile to facilitate the mooring of Capesize vessels at Berth 1. The anchor pile, which is 1.5 meters wide and 37 meters long, is proposed to replace an existing T-anchor that is currently connected to a floating anchor and anchor chain for mooring at Berth 1. The buried T-anchor will be abandoned in place, under the sea floor, and the

anchor chain disconnected and lifted off the sea floor onto a barge. The mooring chain will be reconnected to the new anchor pile.

The new anchor pile will be installed using vibratory techniques via marine derrick and the final elevation of the pile will be approximately 0.5 meters above the high water mark and always visible from the surface. The pile will be capped to prevent entrapment of wildlife. Once installed, the mooring chain to the floating mooring will be connected to the pile, approximately 0.5 m off the sea floor. The Project is anticipated to require approximately 2 weeks to complete.



Figure 1. Proposed anchor pile installation location (red dot)

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.

- | | | |
|---|--|---|
| <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 type="checkbox"/> 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 Municipal Notification

The proposed Project was assessed by the Port Authority to have no potential impacts to municipal interests. A notification letter was not sent to any adjacent municipalities.

5.2 Adjacent Tenant Notification

The proposed Project was assessed by the Port Authority not to have potential impacts to adjacent tenant interests. A notification letter was not sent to adjacent tenants.

5.3 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.

An initial comment period ran from May 4 to June 2, 2021. At the close of the initial 30-calendar day public comment period, no comments were received.

On May 27, 2021, Transport Canada notified the Applicant approval under the *Canadian Navigable Waters Act* would be needed. This required a new (joined) notice of intent be posted to the Canadian Impact Assessment Registry. The second comment period ran from June 10 to July 9, 2021. At the close of the second 30-day 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 April 26, 2021.
- Project correspondence from April 26, 2021 to July 13, 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 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

LISA McCUAIG
MANAGER, ENVIRONMENTAL PROGRAMS

July 14, 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. 21-066 is approved by:

ORIGINAL COPY SIGNED

LISA McCUAIG
MANAGER, ENVIRONMENTAL PROGRAMS

July 14, 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 Stantec Consulting Ltd. on behalf of Neptune Bulk Terminals (Canada) Ltd. (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
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 is responsible for locating all existing site services and utilities including any located underground. The Permit Holder is responsible for repair or replacement of any damage to existing site services and utilities, to the satisfaction of the Port Authority, that result from construction and operation of the Project.	
6.	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.	
7.	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.	
8.	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.	
9.	The Permit Holder shall make available upon request by any regulatory authority (such as a Fishery Officer) a copy of this Permit.	
10.	Unless otherwise specified, the Permit Holder shall provide all plans, documents, and notices required under this Permit to the following email address: per@portvancouver.com and referencing PER No.21-066 .	
11.	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.	
12.	The Port Authority shall have unfettered access to environmental compliance documentation and the Project site at all times during construction without notice.	
13.	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.	
	CONDITIONS – PRIOR TO COMMENCING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES	SUBMISSION TIMING (business days)
14.	The Permit Holder shall submit Issued For Construction drawings in accordance with the Port Authority's Record Drawing Standards, in both AutoCAD and PDF format. Both CAD and PDF file names must correspond to the Port Authority's record drawing index number (Section 2.10 –VFPA Record Drawing Standards). These shall be signed and sealed drawings for proposed works approved for construction by a professional engineer licensed to practice in the Province of British Columbia.	5 business days before commencing construction or any physical activities
15.	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

16.	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: NAVWARN.MCTSPRinceRupert@innav.gc.ca ; 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
17.	Prior to the commencement of any vessel-related activities, the Permit Holder shall inform the BC Coast Pilots (email: bccp@bcpilots.com) and Cargill Terminal providing them with the following information: <ul style="list-style-type: none"> a) staging and construction areas b) dates and hours of operations c) description of activities taking place d) participating equipment and vessels e) method of preferred communication <p>If any concerns are raised by the BC Coast Pilots, these concerns must be addressed prior to commencing any vessel-related activities. The Port Authority's Marine Operations department shall be copied on the notification (navigation.review@portvancouver.com).</p>	30 business days before commencing vessel related activities
18.	The Permit Holder shall submit a marine construction and staging plan, including the following, to the Port Authority's satisfaction: <ul style="list-style-type: none"> a) staging and construction areas shown on a map b) detailed mooring plan c) dates and hours of operation d) description of activities taking place e) equipment and vessels (dimensions must be included) f) method of preferred communication with marine users g) special request and/or additional information <p>The Permit Holder shall carry out the Project in accordance with the marine construction and staging plan, including any subsequent amendments to the Port Authority's satisfaction.</p>	30 business days before commencing vessel related activities
CONDITIONS – DURING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES		
19.	All general construction and physical activities related to the Project shall be conducted from Monday to Saturday between the hours of 7:00 a.m. and 8:00 p.m. 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.	
20.	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.	
21.	The Permit Holder shall remove all abandoned utilities from the project site, both underground and aboveground. At locations of connection to municipal work (i.e., at property lines), the abandoned utilities shall be capped.	
22.	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> .	

23.	The Permit Holder shall carry out the Project in accordance with the construction environmental management plan provided by the Permit Holder, and any subsequent updates made to the Port Authority's satisfaction.
24.	The Permit Holder shall engage a qualified environmental professional to monitor the Project in order to ensure that the works are carried out in compliance with this Permit. Monitoring events shall take place as required by the environmental monitor, the construction environmental management plan, or the Port Authority, provided that monitoring will be full time when works are under way that have the potential to adversely affect fish or fish habitat.
25.	The Permit Holder shall provide environmental monitoring reports to the Port Authority's satisfaction as specified in the construction environmental management plan or more frequently if the Port Authority requires.
26.	Piles shall be driven with a vibratory or drop hammer. Piles shall not be installed using an impact hammer or other technology such as drilling without review and authorization by the Port Authority.
27.	The Permit Holder shall: <ul style="list-style-type: none"> a) Conduct hydroacoustic monitoring during pile driving to monitor underwater sound at approximately 10 m away from the sound source. b) Install and use an effective sound attenuation device (e.g., bubble curtain) to reduce peak sound pressure levels to below 206 dB re 1 μPa and a SELcum of 186 dB re 1 μPa²s outside of the sound attenuation device to protect fish. c) If hydroacoustic monitoring indicates sound levels in excess of the abovementioned thresholds, pile driving shall cease and only resume after additional mitigation measures are implemented to effectively reduce sound levels below the above-mentioned thresholds.
28.	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.
29.	Sediments contained within piles after driving shall be left in place. If it is determined that they must be removed for engineering reasons, the Permit Holder shall consult the Port Authority for review and authorization prior to initiating the proposed physical activities.
30.	The Permit Holder shall not disturb the seabed outside the Project site.
31.	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.
32.	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.
33.	The Permit Holder shall maintain equipment in good mechanical condition and free of fluid leaks, invasive species, and noxious weeds.

34.	<p>During any vessel-related activities, the Permit Holder shall:</p> <ol style="list-style-type: none"> 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 Exhibit the appropriate lights and day shapes at all times Monitor the VHF channel used for MCTS communications in the respective area at all times and participate as necessary Be familiar with vessel movements in areas affected by the Project Plan and execute the Project in a manner that will not impede navigation or interfere with vessel operations 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 	
	CONDITIONS – UPON COMPLETION	SUBMISSION TIMING (Business Days)
35.	The Permit Holder shall notify the Port Authority upon completion of the Project.	Upon substantial completion
36.	The Permit Holder shall provide record drawings in both AutoCAD and PDF format (with an Engineers stamp where applicable) in accordance with the Port Authority's Record Drawing Standards, including a Project site plan that clearly identifies the location of works. Both CAD and PDF file names must correspond to the Port Authority's record drawing index number (Section 2.10 –VFPA Record Drawing Standards).	Within 40 business days of completion
37.	The Permit Holder must send record drawings of newly constructed and/or demolished marine works to the Database Information Office of the Canadian Hydrographic Service (250-363-6360 or chsdatacentre@dfo-mpo.gc.ca) to arrange for the relevant Canadian Hydrographic Service charts to be updated. The Port Authority's Marine Operations department shall be copied on the request (navigation.review@portvancouver.com).	Within 30 business days of completion
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.		
LENGTH OF PERMIT VALIDITY		
The Project must be completed no later than July 31, 2023 (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 the Port Authority for consideration of an amendment to this Permit. For an extension to the Expiry Date, the Permit Holder must apply in writing to the Port Authority no later than 40 business days prior to that date. <p>Failure to apply for an extension as required may, at the sole discretion of the Port Authority, result in termination of this Permit.</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
Website: 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.

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