



**PORT of
vancouver**

Vancouver Fraser
Port Authority

**VANCOUVER FRASER PORT AUTHORITY
PROJECT AND ENVIRONMENTAL REVIEW
REPORT AND PERMIT**

PER No.:	20-207
Tenant:	Upland Property Owners of 702 and 706 Alderside Road, Port Moody
Project:	New Shared Dock for 702 and 706 Alderside Road
Project Location:	702 and 706 Alderside Road, Port Moody
Vancouver Fraser Port Authority SID No.:	PTM104
Land Use Designation:	Port Water
Applicant/Permit Holder:	Queensboro Marine Equipment Ltd.
Category of Review:	B
Date of Approval:	February 9, 2023
Date of Expiry:	February 28, 2025

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 report and project permit (the “Permit”) documents the Port Authority’s project and environmental review of PER No. 20-207: New Shared Dock for 702 and 706 Alderside Road (the “Project”) proposed by Queensboro Marine Equipment Ltd. working on behalf of the upland property owners of 702 and 706 Alderside Road, Port Moody (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 consultation 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 proposed shared dock includes a walkway supported by 14 steel piles spanning from an existing land-side retaining wall, a connecting ramp, and a t-shaped dock float secured by four additional steel piles. The retaining wall and an approximate 4 metre long section of the walkway are located outside the Port Authority’s jurisdiction.

The dock float will move vertically with the tides. The dock and walkway will be aluminum prefabricated pieces with SunWalk decking to allow light penetration and reduce impacts to the surrounding environment.

In this project permit, the Project means the physical activities authorized by the Port Authority to be carried out pursuant to **PER No. 20-207**, as described below.

2.1 Proposed Works

The proposed Project works include:

- Installation of an approximately 85.3 metre long by 3.05 metre wide walkway supported by approximately fourteen 254 to 304 millimetre (10 to 12 inch) diameter steel piles
- Installation of an approximately 12.2 metre by 3.05 metre ramp connecting the walkway and an approximately 56.7 square metre t-shaped dock float
- Installation of four additional 254 to 304 millimetre (10 to 12 inch) diameter steel piles to secure the dock float
- Placement of prefabricated aluminum pieces

The piles are proposed to be installed by vibratory and/or drop hammer techniques using a barge-mounted Grove crane. No demolition or vegetation clearing is proposed. The proposed works will be conducted during regular construction hours.

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

Environment

Engineering

Marine Operations

Project Consultation

4 INDIGENOUS CONSULTATION

The Port Authority has reviewed the proposed works and determined that the Project may have the potential to adversely impact Aboriginal or Treaty rights.

The following Indigenous groups were consulted:

- a) Kwikwetlem First Nation
- b) Musqueam Indian Band
- c) S'ólh Téméxw Stewardship Alliance (STSA)
- d) Squamish Nation
- e) Tsleil-Waututh Nation

The following consultation activities were conducted:

- Referral package including referral letter, environment impact assessment, Project location map, proposed work plan and participation funding agreement sent via email to Tsleil-Waututh
- Notification package including notification letter and Project location map sent via email or uploaded to online referral portal for Kwikwetlem, Musqueam, STSA and Squamish
- Shapefile provided for STSA and Squamish online referral portals
- Kwikwetlem provided a referral package via email upon their request
- Questions regarding the Project responded to via email
- Response tables provided to Indigenous groups which provided comments on the Project

Below is a table summarizing comments received by the Port Authority and how they were considered as part of the project and environmental review.

Issue	Mitigations and Permit Conditions	Rationale
Impact of construction activities on unidentified archaeological resources	<p>Condition No. 15 of the Permit requires the Applicant to submit an archaeological chance find procedure for the Project to the Port Authority's satisfaction.</p> <p>Conditions No. 22 and 23 of the Permit require the Applicant to have a professional archaeology monitor and Indigenous monitors from interested Indigenous groups present during ground disturbing project activities which may impact native soils.</p>	<p>The Project area was assessed as having moderate potential for unidentified archaeological resources given the location of the Project and the existing registered archaeological site in close proximity. Additional archaeological assessment work is warranted.</p>
Impact of construction activities and pile driving on fish and fish habitat	<p>The following mitigation measures are in place for the Project:</p> <ul style="list-style-type: none"> • Double bubble curtains in use during pile-driving activities • Environmental Monitor (EM) on-site for pile-driving activities has the authority to halt work should the acoustic threshold be reached, or if an environmental incident is observed • Conducting marine mammal monitoring during marine-based Project activities • Contractor and EM be conscious when underwater acoustic sound levels reach 85% of the threshold to allow for adequate time to apply additional mitigation measures and consider a stop work order • Slow start up of the vibratory hammer so that motile species have the opportunity to evacuate the Project site <p>Conditions No. 24, 25, 29, and 32 to 36 require the Applicant to: have an EM on site for all pile driving works; not deposit deleterious substances into the waterway; immediately stop work and notify the Port Authority if they believe works have impacted fish or fish habitat; not ground any work barges at any time; conduct works within the least risk fish window for Burrard Inlet; not disturb the seabed outside of the Project area; if necessary, repair any erosion impacts in the intertidal zone; and, carry out all activities in a manner that prevents the release of sediment, sediment-laden waters, and turbid waters to the aquatic environment.</p>	<p>Potential impacts to fish and fish habitat will be managed according to the mitigations and permit conditions provided. The Applicant added additional mitigation measures for fish and fish habitat upon the request of Indigenous group.</p>

Issue	Mitigations and Permit Conditions	Rationale
Vessel traffic and disruption of the confluence of Hett Creek and Wilkes Creek	Condition No. 18 of the Permit requires the Applicant to operate their boats according to the marine staging plan.	A marine staging plan to the Port Authority's satisfaction will be required. The plan will demonstrate the location of any working vessels for the duration of the works within the proposed Project area. As the proposed Project area will be outside the confluence area of the adjacent streams, the risk for disruption at the two creeks' convergence is low.
Impacts on migrating and nesting birds	Condition No. 17 of the Permit requires the Applicant to conduct nest surveys if there is potential to affect active nests or eggs. The Permit Holder should avoid certain physical activities during the general bird breeding season, which falls between April 1 and July 31, or outside of this time span if occupied nests are present.	If there is potential to affect birds and/or their active nests and eggs, the Applicant shall conduct nest surveys. No upland works are proposed for the Project; therefore the potential to impact nests during Project activities has been assessed as low.

Based on the record of consultation, the Port Authority is of the view that the duty to consult has been met.

5 EXISTING POLICIES OR GUIDELINES

The Project area is designated as "Port Water" in the Vancouver Fraser Port Authority Land Use Plan (2020). Recreational docks may be permitted in the port water designation; therefore the proposed Project is compliant with the Port Authority's land use plan.

6 NOTIFICATIONS

6.1 Municipal Notification

The proposed Project was assessed by the Port Authority to have potential impacts to municipal interests. A notification referral letter was sent to the City of Port Moody on December 22, 2021, notifying them of the proposed Project.

The City responded in a letter on January 24, 2022. Below is a table summarizing the City's comments and how they were considered as part of the project and environmental review.

Issue	Mitigations and Permit Conditions	Rationale
<p>The City has a sanitary sewer line running along the foreshore with associated manholes (see Section 2.2.2 page 12). Additional construction details are needed to ensure this municipal infrastructure is adequately considered and protected, and final plans should be reviewed by the City. Of particular concern is the location of pilings and potential for damage to underground pipes or implications to future servicing options</p>	<p>Should the proposed application be approved, Condition No. 2 of the Permit requires the works to comply with 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.</p>	<p>The Applicant will obtain updated construction drawings prior to any physical works, including pile driving, to confirm locations of utility lines. The section of gangway crossing over the utility lines will be hinged and able to be removed for servicing.</p>
<p>The VFPA's jurisdiction at this site extends to the high water mark (or as otherwise indicated by VFPA mapping). Any associated upland development (e.g., dock shed, upper gangway) may require a building permit from the City. Note that 702 Alderside Road appears to have encroachments along the east property line which may need to be considered in building permit review.</p>	<p>None required.</p>	<p>The Applicant will submit drawings to the City of Port Moody for review. These drawings will show the upper gangway portion for the City's confirmation.</p>
<p>Environment staff support a shared dock approach as this minimizes impact to the marine environment. The smallest dock footprint is preferred for environmental and aesthetic reasons (e.g., Option C). This dock is in a new location and precedent should be to minimize dock size as much as possible. The final location of the dock and pilings should be selected to minimize impacts to aquatic habitats (i.e., further west from 702 Alderside Road) (Section 3.1, page 14, and Section 4).</p>	<p>None required.</p>	<p>The Port Authority allows for flexibility and professional judgement in determining appropriate dimensions for shared docks. Due to the geographical location of the proposed dock and the tidal bed, a longer walkway is required to prevent grounding at low-tide. The dock will be shared between two residences, so a slightly larger (~60 square meter) dock was considered acceptable.</p>

Issue	Mitigations and Permit Conditions	Rationale
<p>Consider impacts to other (non-forage) fish species, given the presence of salmon hatcheries and pens in and around Port Moody Arm (Section 3.1, page 15).</p>	<p>As noted in Condition No. 33 of the Project Permit, the proposed works will be required to be conducted during the least risk window of August 16 to February 28 to reduce disturbance of fish and fish habitat.</p>	<p>The Biophysical Assessment considered the habitat of known fish species that spawn in the intertidal zone. Non-forage fish species may have interaction during high-risk periods; however the proposed works will be conducted during the least risk window.</p>
<p>Ensure underwater sound impacts are correctly predicted and mitigated, in particular:</p> <ul style="list-style-type: none"> o Specify the hammer type and appropriate mitigation measures based on the hammer type; o Confirm source for decibel threshold of 180 DB; o Confirm the conversion of 30 kPa to decibels is accurate; o Confirm no underwater noise impacts or other considerations for marine mammals; o Include hydrophone monitoring when pile driving begins to ensure underwater sound impacts are as expected and thresholds will not be exceeded (Section 4, page 18). 	<p>As noted in Condition No. 24 of the Project Permit, a qualified environmental professional will be required to be engaged to monitor the Project in order to ensure that the works are carried out in compliance with this Permit.</p>	<p>An environmental monitor will be onsite for the duration of the proposed works and will ensure that proper mitigations are in place to prevent harm to aquatic life. Due to the size of the piles, underwater noise impacts on fish and marine mammals during the installation are not expected.</p>
<p>Impacts to shoreline vegetation should be minimized. Areas of direct disturbance or loss (e.g., from gangway and piling footprint) should be replaced with shoreline/intertidal vegetation species that will enhance marine habitat (i.e., not just re-seeded with standard grass mix) and minimize erosion.</p>	<p>None required.</p>	<p>No vegetation clearing is anticipated as part of the proposed Project.</p>

Issue	Mitigations and Permit Conditions	Rationale
<p>Additional information and mitigation are recommended for spill prevention and management, in particular:</p> <ul style="list-style-type: none"> o Include special spill equipment/ procedures in case the foreshore sanitary line is ruptured. o Identify what monitoring will be done around the sediment curtain and hydrocarbon booms. Consider requirements for water quality monitoring outside the sediment curtain during construction, and comparison against background/baseline conditions. o If cement works are used for construction, ensure appropriate materials are used and spill management supplies are on-site (i.e., CO2 cannister). o Identify the location of the proposed upland discharge area for turbid water and identify how discharge will be managed to avoid the release of sediment or sediment-laden waters to the foreshore and near-shore areas. o Provide more information on mitigation/procedures for marine mammal encounters during the project works. o Include notification to Coast Guard in the event of a spill in the marine environment. The City should also be notified of any spills at operations@portmoody.ca. 	<p>In addition to the mitigations outlined in the submitted Biophysical Assessment, Condition No. 16 of the Project Permit requires the Applicant to 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.</p> <p>Condition 16 requires the Applicant to share this spill prevention, containment, and clean-up plan with the City of Port Moody, when available.</p>	<p>The Applicant shall carry out the Project in accordance with the spill prevention, containment, and clean-up plan.</p> <p>The proposed works will not include any concrete works as the piles will be steel and the gangway will consist of prefabricated aluminum sections.</p> <p>The Applicant has confirmed a qualified environmental professional will be on site for all works that may have an impact on the marine environment.</p>

Issue	Mitigations and Permit Conditions	Rationale
<p>The Pier should meet NFPA 303 requirements which includes:</p> <ul style="list-style-type: none"> o 6.3* Fire Standpipe Systems. o 6.3.1 Class I standpipe systems shall be provided for piers, bulkheads, and buildings where the hose lay distance from the fire apparatus exceeds 150 ft (45 m). 	None required.	<p>The requirement of a fire standpipe applies to marinas, boatyards, yacht clubs, boat condominiums, docking facilities associated with residential condominiums, multiple-docking facilities at multiple-family residences, and all associated piers, docks, and floats. Our interpretation is that the requirement would not apply to the Project as the installation of a shared dock is being proposed between two private residences (adjacent to one another) rather than multiple-family residences, or a commercial setting. We consider that this requirement would be more appropriate for commercial docks and marinas, and we will not require a standpipe in this case.</p>
<p>The overlying structure over the City's sanitary sewer line should be removable for maintenance purposes</p>	None required.	<p>The section of the gangway which overlays the City's sanitary sewer lines will be hinged, allowing it to be readily removable for maintenance purposes. The hinged section will be a shorter portion (approximately 3 metres) to allow for manual movement by two individuals.</p>

6.2 Adjacent Resident Notification

The proposed Project was assessed by the Port Authority to have potential impacts to adjacent resident interests. A notification letter was sent to adjacent residents via postal mail on January 5, 2022 notifying them of the proposed Project. The adjacent residents did not provide comments on the proposed Project.

6.3 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.

The comment period ran from November 30 to December 29, 2021. At the close of the 30-calendar day public comment period, no comments were received.

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.

7 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 since November 23, 2020
- Project correspondence from November 23, 2020 to February 7, 2023

8 PROJECT AND 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.

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. 20-207 is approved by:

ORIGINAL COPY SIGNED

MARY SMULDERS
ACTING MANAGER, PROJECT AND ENVIRONMENTAL REVIEW

February 9, 2023

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 Queensboro Marine Equipment Ltd. working on behalf of the upland property owners of 702 and 706 Alderside Road, Port Moody (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 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 plans, documents, and notices required under this Permit to the following email address: per@portvancouver.com and referencing PER No. 20-207 .	
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.	
	CONDITIONS – PRIOR TO COMMENCING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES	SUBMISSION TIMING (business days)
13.	The Permit Holder shall submit Issued For Construction Drawings for proposed works in accordance with the Port Authority's Record Drawing Standards. These drawings shall be signed and sealed and approved for construction by a professional engineer licensed to practice in the Province of British Columbia. In addition, these drawings shall be submitted in both AutoCAD and PDF format and shall be named according to the record drawing index numbering system set out at Section 2.10 of the Port Authority's Record Drawing Standards.	5 business days before commencing construction or any physical activities

14.	The Permit Holder shall submit Issued For Construction Drawings and construction plans to the City of Port Moody for review and municipal approval, as required.	Before commencing construction or any physical activities
15.	The Permit Holder shall carry out the Project in accordance with the Port Authority's Archaeological Chance Find Procedure or a similar Archaeological Chance Find Procedure accepted in writing by the Port Authority, and any subsequent updates made to the Port Authority's satisfaction.	Prior to any ground disturbing works
16.	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. The Permit Holder shall share the plan with the City of Port Moody at: operations@portmoody.ca .	Before commencing construction or any physical activities
17.	If there is potential to affect birds and/or their active nests and eggs, the Permit Holder shall conduct nest surveys. For any nests identified in surveys, a qualified environmental professional shall confirm that the nest is not occupied by a species protected at that time of year under applicable legislation. To reduce the risk of Project-related harm, the Permit Holder should avoid certain physical activities during the general bird breeding season, which falls between April 1 and July 31, or outside of this time span if occupied nests are present.	Immediately prior to activities with the potential to affect birds and/or their active nests and eggs.
18.	The Permit Holder shall submit a marine construction and staging plan to the Port Authority's satisfaction, which includes: <ul style="list-style-type: none"> a) Identification of navigation related hazards and risk mitigation measures b) Staging and construction areas c) Dates and hours of operations d) Description of activities taking place e) Participating equipment and vessels (dimensions must be included) f) Method of preferred communication with marine users g) Method of communicating updates to relevant marine users h) Special requests 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 updates made to the Port Authority's satisfaction.</p>	30 business days prior to commencing construction activities
19.	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
CONDITIONS – DURING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES		
20.	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.	

21.	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.
22.	The Permit Holder shall ensure that an appropriately qualified archaeological monitor be on the Project site at all times during ground disturbing activities with the potential to intrude into native soils.
23.	The Permit Holder shall provide opportunities for interested Indigenous groups to monitor and be present on the Project site at all times during ground disturbing activities with the potential to intrude into native soils.
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, 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.	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> .
26.	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.
27.	The Permit Holder shall maintain equipment in good mechanical condition and free of fluid leaks, invasive species, and noxious weeds.
28.	Piles shall be driven with a vibratory hammer. Piles shall not be installed using a diesel or hydraulic hammer or other technology such as drilling without review and authorization by the Port Authority.
29.	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.
30.	The Permit Holder shall cap any exposed hollow pipe piles to prevent wildlife entrapment.
31.	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.
32.	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.
33.	There shall be no in-water works during the fisheries sensitive period from March 1 to August 15, inclusive, unless otherwise approved in writing by Fisheries and Oceans Canada (DFO) or the Port Authority. The Port Authority shall be notified of any DFO exemptions allowing works within the fisheries sensitive period.
34.	The Permit Holder shall not disturb the seabed outside the Project site.
35.	The Permit Holder shall repair and/or remediate any damage or erosion resulting from disturbance to the intertidal zone during the Project.

36.	<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"> 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 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>For the purposes of this condition, “background” means the level at an appropriate adjacent reference site 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>		
37.	<p>During any vessel-related activities, the Permit Holder shall:</p> <ul style="list-style-type: none"> 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 b) Exhibit the appropriate lights and day shapes at all times c) Monitor the VHF channel used for MCTS communications in the respective area at all times and participate as necessary d) Be familiar with vessel movements in areas affected by the Project e) Plan and execute the Project in a manner that will not impede navigation or interfere with vessel operations f) 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 		
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<p>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.</p>			
<p>LENGTH OF PERMIT VALIDITY</p>			
<p>The Project must be completed no later than February 9, 2025 (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 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.

Failure to apply for an extension as required may, at the sole discretion of the Port Authority, result in termination of this Permit.

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.