



August 12, 2022

Leanna Milburn  
Vancouver Fraser Port Authority  
100 The Pointe, 999 Canada Place  
Vancouver, BC V6C 3T4

Dear Leanna,

Re: **Vancouver Fraser Port Authority Project Permit No. 17-080-02  
Request for Construction Outside of Regular Work Hours  
Richmond Logistic Hub – Area IV Site Prep**

The Vancouver Fraser Port Authority (the port authority) has received a request from Vancouver Fraser Port Authority Development Team (the Permit Holder) for an amendment to Condition 18 of Project Permit 17-080, in order to allow works for 24 hours a day, 7 days a week from August 15, 2022 to September 30, 2022.

The port authority understands that this request is to enable the handling (on-site), removal and transportation of approximately 110,000 cubic metres of preload material (sand) from Area IV to offsite locations during night shifts 7:00 PM Sunday to 6:00 AM Fridays in order to minimize impacts to daytime operations. The removal and transportation of preload is required at this time to improve soil settlement and stability on site at Area IV and will be transported to Delta BC for use in another project. It is anticipated that 15-25 trucks would be required to complete 7 to 9 cycles from the site during each 10 hour night shift, which would result in up to 225 trips per shift.

We understand that the anticipated noise impact from this request is minimal, given the industrial nature of the surrounding properties and the high volume of existing truck traffic in the area and that the Permit Holder is committed to addressing complaints promptly should they arise.

The Permit Holder had undertaken direct engagement with Vancouver Airport Fuel Facilities Corporation (VAFFC) and the City of Richmond on the proposed request. The Permit Holder has indicated that they are actively working with VAFFC to mitigate impacts on their operations and that they have also applied for a noise variance permit with the City of Richmond.

**The port authority will allow construction outside regular hours of work during the above noted time periods provided the following conditions are met:**

1. The Permit Holder shall ensure the scope of works undertaken during extended hours is limited to the activities outlined in the proposal.
2. All Project Permit 17-080 conditions shall continue to apply during extended hours.

To meet the requirements of the *Impact Assessment Act*, the port authority posted a description of the requested amendment and notice of public participation to the Canadian Impact Assessment Registry and considered the factors set out in Section 84. We concluded that the requested extension to work hours related to the project permit listed above, is not likely to cause significant adverse environmental effects. We also determined that adverse impacts to Aboriginal or Treaty rights are not expected.

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The port authority reserves the right to cancel or revoke authorization for extended work hours should noise levels exceed reasonable levels or should disturbances to surrounding residents persist.

Should you have any questions please contact Noel Allison at 604.365.9213 or [Noel.Allison@portvancouver.com](mailto:Noel.Allison@portvancouver.com).

Yours truly,

Vancouver Fraser Port Authority

ORIGINAL COPY SIGNED

Chris Bishop, Manager, Project and Environmental Review Department

cc Chris Bishop, Manager, Project and Environmental Review Department  
Noel Allison, Project Lead, Project and Environmental Review Department

Encl PER No. 17-080-01



November 9, 2020

Theresa Rawle  
Vancouver Fraser Port Authority  
100 The Pointe, 999 Canada place  
Vancouver, BC  
V6C 3T4

Dear Ms. Rawle,

Re: **Vancouver Fraser Port Authority - Project Permit No. 17-080  
Request for Construction Outside of Regular Work Hours  
Richmond Logistic Hub – Area IV Site Prep**

The Vancouver Fraser Port Authority (the port authority) has received a request from Vancouver Fraser Port Authority Development Team to carry out certain construction and physical activities, related to the above project, outside the hours stated in Condition No. 18 of Project Permit No. 17-080.

The scope of the amendment, in relation to the delivery and placement of sand from dredged material (pumped to the site from a vessel in the Fraser River via supply pipeline), has been requested to ensure the dredging vessel can operate 24 hours a day, 7 days a week for approximately 16 weeks, concluding on February 28, 2021, as required by the operations of the vessel. The project components associated with this request include: creating a berm around the site to contain the water used to deliver sand; preloading the site by pumping dredged material from the Fraser River; and the discharge of water back to the river using a pump and dewatering pipeline following treatment in drainage swales. Heavy equipment will distribute the sand on site to achieve the desired loading. This scope of works is aligned with the Fisheries and Oceans Canada in-water works window of June 16 to February 28 for the project duration.

The port authority understands that noise generated in relation to the delivery and placement of sand on the site will originate primarily from diesel equipment and pumps. The port authority further understands that these works are not anticipated to generate significant offsite noise, that the Permit Holder is committed to minimizing potential disturbances and addressing complaints promptly should they arise.

The port authority has undertaken and completed a review of the requested extended work hours in accordance with the *Canada Marine Act*, section 5 of the Port Authorities Operations Regulations, and section 82 of the *Impact Assessment Act*.

As part of our review, the port authority considered information provided in the email request to conduct construction activities outside of regular work hours September 21, 2020.

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To meet the requirements of *the Impact Assessment Act*, the port authority posted a description of the requested extended work hours and notice of public participation to the Canadian Impact Assessment Registry and considered the factors set out in Section 84. We concluded that the requested extended work hours are not likely to cause significant adverse environmental effects. We also determined that adverse impacts to Aboriginal or Treaty rights are not expected.

Accordingly, the port authority authorizes the extended construction hours request, concluding on February 28, 2021. The port authority reserves the right to cancel or revoke authorization for extended work hours should noise levels exceed reasonable levels or should disturbances to surrounding residents persist.

This amendment has been assigned Amendment PER No. 17-080-01. Please quote this reference number in all future correspondence. Should you have any questions please contact Katherine Huggins at 604-252-9422 or [katherine.huggins@portvancouver.com](mailto:katherine.huggins@portvancouver.com).

Yours truly,

Vancouver Fraser Port Authority

ORIGINAL COPY SIGNED

Chris Bishop, Manager, Planning

Cc Tim Blair, Supervisor, Planning, Vancouver Fraser Port Authority  
Caitriona Feeny, Development Planner, Vancouver Fraser Port Authority

Encl Project Permit No. 17-080

<b>PER No.:</b>	<b>17-080</b>
<b>Tenant:</b>	<b>Various &amp; Untenanted</b>
<b>Project:</b>	<b>Area IV site preparation</b>
<b>Project Location:</b>	<b>Area IV – Richmond Logistics Hub, west of No. 7 Rd Canal</b>
<b>VFPA SID No.:</b>	<b>RIC356</b>
<b>Land Use Designation:</b>	<b>Port Terminal</b>
<b>Applicant(s):</b>	<b>Theresa Rawle, Development Planner, VFPA</b>
<b>Applicant Address:</b>	<b>999 Canada Place, Vancouver</b>
<b>Category of Review:</b>	<b>B</b>
<b>Date of Approval:</b>	<b>July 6, 2017</b>
<b>Date of Expiry:</b>	<b>December 31, 2021</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. 17-080: Area IV Site Preparation (the Project) proposed by Theresa Rawle working on behalf of Vancouver Fraser Port Authority (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 *Canadian Environmental Assessment Act, 2012* (CEAA 2012), as applicable. The proposed Project is not a CEAA 2012 "designated project" and an environmental assessment as described in CEAA 2012 is not required. However, VFPA authorization is required for the proposed Project to proceed and in such circumstances, where applicable, Section 67 of CEAA 2012 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 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.

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 conduct early site preparation in anticipation of future development. The final use of the site has not yet been confirmed and any further development would be the subject of a separate future permit application.

The Application area is located in Richmond, between Williams Road and No. 7 Road Canal, to the south of the EcoWaste owned property and CN Rail owned property, and east of the Vancouver Airport Fuel Facility lease area. The overall area within which the site is located is referred to as the Richmond Logistics Hub. The 24.3 hectare site is mostly vacant and comprises land of varying grades (ranging from 2m to 8m) with low habitat value vegetation and stockpiles of sand.

Works are proposed to be undertaken in two phases – Phase 1 works relate to the eastern 14.6 hectares of the site and Phase 2 works relate to the western 9.7 hectares of the site, as depicted on drawing 17-080-A.

Phase 1 works include installation of a silt fence, site clearing and grubbing, with material to be removed via truck (maximum of 150 truckloads in total for this activity). This will be followed by grading of the site to an elevation of 4.5m – 6m, which requires the placing of approximately 30,000 cubic meters of fill to level the south eastern section of the site. This material will be delivered to the site via truck (maximum of 25 trucks per day over a period of 6 months). Phase 1 works also include construction of drainage swales, placement of settlement gauges and preloading of the site by pumping approximately 850,000 cubic meters of dredged material from the Fraser River to an elevation of 12m and discharge of dewatering water back to the river using a pump and dewatering pipeline after being temporarily treated in the drainage swales to reduce total suspended solids. A chain-link fence would be installed around the perimeter of the site for security purposes. The settlement gauges will be used for monitoring of the preload material.

Phase 2 works include placing of settlement gauges and moving the pre-load material from the eastern section of the site, after an initial settling period of two years, to the western 9.7 hectares of the site. Following a settling period of an additional 2 years, the pre-load material is anticipated to require removal by truck.

The truck traffic resulting from the removal of the pre-load material is not yet known, therefore a condition has been added requiring the submission of a Traffic Management Plan, detailing truck movement numbers, how truck traffic would be staged, and proposed truck routing. This is condition 15.

The overall timeline for the Project is approximately 4.5 years from start on site to removal of Phase 2 preload material.

In this project permit, the Project means the physical activities authorized by VFPA to be carried out pursuant to **PER No. 17-080**, as described below.

### 2.1 Proposed Works

1. Site clearing, grubbing and grading of eastern section of site, including vegetation removal, installation of silt fence (approximately 0.45m high, with a 0.3m depth below ground) and re-compaction;
2. Placing of approximately 30,000m<sup>3</sup> of fill material (supplied by truck), spread with a bulldozer and compacted with a compactor to level the south eastern section of the site;

3. Installation of settlement gauges (37.5mm diameter steel pipe with 100mm diameter floor flange bolted to two pieces of 600mm x 600mm x 25mm plywood base with 4-10mm bolts) approximately every 50m in the eastern section of the site;
4. Placement of 850,000m<sup>3</sup> of preload dredged material (pumped to the site from a vessel in the Fraser River via supply pipeline) to a design elevation of 12m in the eastern section of the site;
5. Construction of drainage swales on the western, southern and northern perimeter of Phase 1 area with a width of 1m and a depth of approximately 0.5m;
6. Construction of a drainage swale along eastern perimeter of Phase 1 area to a width of 15m and a depth of approximately 1.5m;
7. Installation of 2.5m high chain-link perimeter fence, with a maximum below ground depth of 1.2m;
8. Installation of settlement gauges (37.5mm diameter steel pipe with 100mm diameter floor flange bolted to two pieces of 600mm x 600mm x 25mm plywood base with 4-10mm bolts) approximately every 50m in the western section of the site;
9. Moving of pre-load material from the eastern section to the western section of the site after approximately 2 years; and
10. Removal of pre-load material from the site via truck after approximately 4 years from the date of works commencing.

No Building Permit is required for the proposed works.

The permit expiry date is December 31, 2021, to allow the project to complete as proposed.

## 2.2 Scope of Environmental Review

The proposed works within federal lands are limited to the preload stockpile location, the drainage swales and a section of the dewatering and dredge supply pipelines. The foreshore, Dyke Road, portions of the dewatering and dredge supply pipelines and the discharge point are not located on federal lands or water. The Applicant is responsible for ensuring the appropriate permissions are obtained for the works outside of VFPA jurisdiction, including any placement of the dewatering pipeline along Dyke Road.

The Project is anticipated to consist of pumping approximately 850,000m<sup>3</sup> of dredged material to the upland to an elevation of 12m, and discharging the water associated with the sediment (dewatering water) back to the Fraser River. The dredged material is anticipated to be sourced from the maintenance dredging of the main navigational channel of the Fraser River. This dredging activity has been previously authorized under VFPA Review Number 12-026, which is valid until February 28, 2018. Additional maintenance dredging after this date would be reviewed under a separate permit application and is therefore not included in the scope of this review.

## 2.3 Environmental Effects Summary

The project will result in the permanent removal of approximately 0.14 hectares of riparian habitat and 22.56 hectares of lower value habitat. To minimize potential effects on higher value habitat features, the preload will be placed with a 55 meter setback from the No. 7 Canal riparian habitat, and a 15m setback from the existing eastern ditch. However, there will be a temporary access road and drainage swale developed within the 15m environmental setback from the ditch (within the riparian habitat). As the Project will remove 0.14 hectares of riparian habitat, the Applicant is required to provide habitat enhancement for this removal (condition 39).

No permanent destruction of wetlands is anticipated through the development, and the southern drainage swale that currently supports cattails will be expanded as part of the work. The eastern and northern ditch may support habitat for the red-legged frog, a federally protected species at risk. While the habitat assessment did not detect the red-legged frog, the survey was conducted at a time when they are not active which may have limited their detection. The potential breeding habitat will not be affected by the proposed works.

The shoreline in the area of the proposed dewatering pipeline is classified as yellow-coded (moderate productivity) under the Fraser River Estuary Management Program (FREMP) classification system. Activities along the shoreline will be limited to the temporary installation of the dredge supply and dewatering pipelines.

The following invasive species were identified on site: Japanese knotweed, scotch broom, Himalayan blackberry, and common tansy. To prevent their spread, all invasive plants will be handled, contained, collected and disposed of appropriately (condition 23).

In preparation for the preload dredged material placement, vegetation and surface soils within the footprint will be stripped and graded. Approximately 30,000 cubic meters of fill will be placed in the south eastern portion of the site, prior to the placement of the preload material. To prevent the introduction of contaminants, all materials will be free of environmental contamination (condition 27).

The drainage swale will capture runoff from the preload stockpile and convey it south to a dewatering pump and pipeline for discharge into the Fraser River.

### **3 VANCOUVER FRASER PORT AUTHORITY INTERNAL REVIEWS**

The following VFPA departments have reviewed the application and support approval of the Project subject to the listed project and environmental conditions.

Planning

Environmental Programs

Engineering

Transportation

Project Communications

## 4 ABORIGINAL CONSULTATION

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

## 5 EXISTING POLICIES OR GUIDELINES

The proposed Project is within an area designated as Port Terminal in the Land Use Plan. The Project is for site preparation works in order to allow for this currently vacant site to be developed for a port-related use. Ultimate use of the site is not yet known. The Project is, therefore, considered to be in conformance with the Land Use Plan.

## 6 NOTIFICATIONS

### 6.1 Municipal Notification

The proposed Project was assessed by the Planning to have minor potential impacts to municipal interests. A notification letter was sent to the City of Richmond on May, 31, 2017, notifying them of the proposed Project. The City of Richmond had no comments.

### 6.2 Adjacent Tenant Notification

The proposed Project was assessed by Planning to have minor potential impacts to adjacent tenant interests. A notification letter was sent to the following adjacent and nearby tenants on May 31, 2017, notifying them of the proposed Project.

- Vancouver Fuel Facility Corporation
- Fraser River Pile & Dredge
- Portside Equities Inc.

No comments were received.

### 6.3 Community Notification

The proposed Project was assessed by VFPA to have minimal or no potential impacts to community interests in the surrounding area once the project is completed. Therefore no community consultation was required to be conducted by the Applicant.

The proposed Project was assessed by VFPA to have potential impacts to community interests in the future when the pre-load material is expected to be trucked off site. Given the cumulative five year timeline, the residential context of the area may change during this timeframe and be affected by potential impacts such as traffic from the proposed physical works and activities.

The Applicant is required to notify VFPA a minimum of 30 business days prior to the removal of the pre-load materials from the site. At that time, VFPA will determine if construction notification to the community would be required. This is condition No. 16 in the project permit.

## 7 INFORMATION SOURCES

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

- Application form and materials submitted by Applicant on behalf of the tenant on April, 03, 2017.
- All Project correspondence from April, 03, 2017 to June, 26 2017
- All plans and drawings labelled PER No.17-080-A to D
- Richmond Logistics Hub Area IV Early Site Development Memo, January 27, 2017, Thurber Engineering Ltd.
- Fraser Richmond Properties – Richmond Logistics Hub – Area IV – Site Preparation and Pre-loading Works Habitat Assessment, December 2016, Sartori Environmental Services
- Key correspondence:
  - Email dated 2017-04-26, from Applicant to Jessica Mehigan, “17-080 Area IV Site Preparation: Application Incomplete”
  - Email dated 2017-05-29, from Applicant to Jessica Mehigan,, “17-080 Area IV Site Prep - Queries & Comments” with following attachments: RLH Area IV Application Memo, May 29, 2017

## 8 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 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 project permit (the Permit) below, or if VFPA determines that the Applicant has provided any incomplete, incorrect or misleading information in relation to the Project, VFPA may, in its sole and absolute discretion, cancel its authorization for the Project or change the project and environmental conditions to which such authorization is subject.

Pursuant to Section 29 of the Port Authorities Operations Regulations, VFPA may also cancel its authorization for the Project, or change the project and environmental conditions to which such authorization is subject, if new information is made available to VFPA at any time in relation to the potential adverse environmental and other effects of the Project.

**The following are the minimum conditions that must be followed by the Applicant to mitigate potential or foreseeable adverse environmental and other effects.**

No.	GENERAL CONDITIONS
1.	This Permit is conditional on a valid tenure agreement with respect to the subject premises being in place. <b>No construction or any other physical activities may commence in the absence of a valid tenure agreement.</b>
2.	This Permit is granted subject to the fulfillment of all other requirements of VFPA, relating to the Project. Furthermore, prior to commencing construction or any other physical activities the Applicant shall ensure that it has complied with all other necessary legal requirements and that all necessary regulatory approvals have been obtained.
3.	This Permit in no way endorses or warrants the design, engineering, or construction of the Project and no person may rely upon this Permit for any purpose other than the fact that VFPA has permitted the construction of the Project, in accordance with the terms and conditions of this Permit.

4.	In consideration of the granting of this Permit by VFPA the Applicant agrees to indemnify and save harmless VFPA against any and all actions, claims, loss, damages or other expenses in any way arising or following from or caused by the granting of this Permit or the construction or operation of the Project as contemplated by this Permit.
5.	The Applicant is responsible for locating all existing site services and utilities including any located underground and to employ best practices and meet applicable code requirements with respect to protection of existing site services and clearance between existing and proposed site services. The Applicant is responsible for repair or replacement of any damage to existing site services and utilities, to the satisfaction of VFPA, that result from construction and operation of the Project.
6.	The Applicant shall undertake and deliver the Project to total completion in a professional, timely and diligent manner in accordance with the Application submitted by the Applicant and the applicable standards and specifications set out in the sections above entitled Project Description and Information Sources, including the attached plans and drawings numbered <b>PER No. 17-080-A to D</b> . The Applicant shall not carry out any other physical activities unless expressly authorized by VFPA.
7.	The Applicant shall establish a 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</i> (Canada) and/or the <i>Wildlife Act</i> (British Columbia). 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 DFO's 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.	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 PER No.17-080.	
	<b>CONDITIONS – PRIOR TO COMMENCING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES</b>	<b>SUBMISSION TIMING (business days)</b>
14.	The Applicant shall prepare a Construction Environmental Management Plan (CEMP) to the satisfaction of VFPA Environmental Programs. It should address the environmental issues identified in the Habitat Assessment Report.	15 days before commencing construction or any physical activities
15.	The Applicant shall submit a Construction Parking and Traffic Management Plan for VFPA approval.	30 days prior to the removal of pre-load materials
16.	The Applicant is required to notify VFPA prior to the removal of the pre-load materials from the site. At that time, VFPA will determine if the Applicant is required to notify the community of any works, and the Applicant will comply with all directions from VFPA in respect of same.	30 days prior to the removal of pre-load materials
	<b>CONDITIONS – DURING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES</b>	
17.	The Applicant shall notify VFPA upon commencement of construction or any physical activities of the Project.	
18.	All general construction and physical activities related to the Project shall be conducted from <b>Monday to Saturday</b> between the hours of <b>7:00am and 8:00pm</b> . No construction and physical activities shall occur during Sundays or holidays. These hours shall not be modified without prior approval from VFPA.	
19.	In the event that evidence of what is suspected to be an archaeological resource is encountered, the Applicant shall: <ul style="list-style-type: none"> <li>a) Immediately stop any activities that might disturb the archaeological resource or the site in which it is contained ("Site").</li> <li>b) Not move or otherwise disturb the artifacts or other remains present at the Site.</li> <li>c) Stake or flag off the Site to prevent additional disturbances.</li> <li>d) Immediately notify VFPA.</li> </ul>	
20.	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> .	

21.	The Applicant shall preserve existing large trees used as eagle perch trees and minimize construction noise in the vicinity while eagles are using the trees.
22.	Trees shall be felled by an appropriate professional.
23.	Invasive plants, including Japanese knotweed, shall be handled in a manner that will prevent their spread and shall be appropriately contained, collected and disposed of.
24.	Existing native riparian vegetation and native soil shall be retained where possible, and disturbance or clearing of vegetation shall be staged and strictly limited to that required for Project implementation.
25.	The Applicant shall dispose of any soils excavated from the site that are not suitable for backfill at appropriate off-site facilities in accordance with applicable legislation, guidelines and best management practices.
26.	The Applicant shall ensure that debris and waste material resulting from the Project are contained, collected, and disposed of at suitable upland locations 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.
27.	Materials brought onto the property to be used for backfilling, site preparation, or other uses shall be from sources demonstrated to be clean and free of environmental contamination.
28.	Should contaminated materials be encountered, the Applicant shall ensure that all contaminated materials, including contaminated drill cuttings and equipment wash water, are removed, contained, and disposed of at appropriate off-site facilities 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. Suspect materials should be treated as contaminated or stockpiled until their environmental quality has been determined.
29.	The Applicant shall manage stormwater and surface runoff 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.
30.	The Applicant shall ensure that all equipment is in good mechanical condition and maintained free of fluid leaks, invasive species, and noxious weeds.
31.	There shall be no in-water works during the fisheries sensitive period from <b>March 1 to June 15</b> inclusive.
32.	Return water must be discharged directly to the Fraser River via pipeline that extends far enough offshore so that the return water discharge is below the river water surface at all times. The dewatering pipeline discharge point shall be elevated above the riverbed with the intent to minimize erosion of riverbed sediments.

33.	The induced sedimentation or turbidity of foreshore and nearshore areas and the induced turbidity of local waters, and the release of sediment, sediment-laden waters, and turbid waters to the aquatic environment is to be minimized during the Project. In this regard, reference should be made to the applicable water quality criteria as described in the British Columbia Water Quality Guidelines (Criteria): May 2015 Edition produced by the BC Ministry of Environment.	
34.	The Applicant shall be responsible for the repair of any contamination, erosion, silting or accumulation of material resulting from the discharge to the Fraser River.	
35.	The Applicant shall minimize disturbance to the intertidal foreshore and riverbed during pipeline installation and removal. At the conclusion of the Project, the dewatering pipeline and all associated floats and anchors shall be removed from the river.	
36.	The Applicant shall not permit barges or other vessels used during the project to ground on the foreshore or riverbed or otherwise disturb the foreshore or riverbed (including disturbance as a result of vessel propeller wash), excepting only such disturbance as is reasonably required resulting from the use of barge spuds.	
37.	The environmental monitor shall provide monitoring reports to VFPA on a monthly basis (specifically during site preparations, placement of preload materials, transfer of preload materials and removal of preload materials) or more frequently if circumstances warrant. The VFPA reserves the right to rule on the adequacy of the monitoring and the content of the reports.	
38.	The permit holder must ensure that the pontoon supported dredge and dewatering pipelines are lit with a flashing yellow light during periods of darkness and reduced visibility, in accordance with the Canadian Coast Guard's The Canadian Aids to Navigation System (TP 968).	
	<b>CONDITIONS – UPON COMPLETION</b>	
	<b>SUBMISSION TIMING (Business Days)</b>	
39.	The Applicant shall work with VFPA Environmental Programs to prepare a habitat restoration and enhancement plan for the terrestrial area along the No. 7 Canal. Once the scope of work is approved by VFPA Environmental Programs, the habitat enhancement shall be constructed after the preload is moved from the eastern portion of the site to the western portion of the site.	The plan shall be submitted within 6 months of permit issuance.  The habitat shall be constructed when the preload is moved from the eastern portion of the site to the western portion of the site.
40.	The Applicant shall notify VFPA upon completion of the Project.	Within 10 days of completion
41.	The Applicant shall provide survey drawings, in both AutoCAD and Adobe (PDF) format to VFPA.	Within 40 days of completion
<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>		

<b>LENGTH OF PERMIT VALIDITY</b>
The Project must be completed no later than <b>December 31, 2021</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 VFPA for consideration of an amendment to this Permit.</li> <li>• For an extension to the Expiry Date, the Applicant must apply in writing to VFPA no later than 30 days prior to that date.</li> </ul> <p><b>Failure to apply for an extension as required may, at the sole discretion of VFPA, result in termination of this Permit.</b></p>

## 9 ENVIRONMENTAL REVIEW DECISION

In completing the environmental review, VFPA has reviewed and taken into account relevant information available on the proposed project, has considered the information and proposed mitigations provided by the Applicant and other information as listed elsewhere in this document, and concludes that with the implementation of proposed mitigation measures and conditions described in the project and environmental conditions section above, the Project is not likely to cause significant adverse environmental effects.

ORIGINAL COPY SIGNED

**MARIANNE GILBERT FOR  
ANDREA MACLEOD  
MANAGER, ENVIRONMENTAL PROGRAMS**

July 2017

**DATE OF DECISION**

## 10 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 above, the Project has appropriately addressed all identified concerns. PROJECT AND ENVIRONMENTAL REVIEW DECISION

Project Permit PER No. 17-080 is approved by:

ORIGINAL COPY SIGNED

**TIM BLAIR FOR TEGAN SMITH  
MANAGER, PLANNING**

July 2017

**DATE OF APPROVAL**

## 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)

Phasing and Site Preparation Works Sketch  
PER # 16-141



- PHASE 1
- PHASE 2

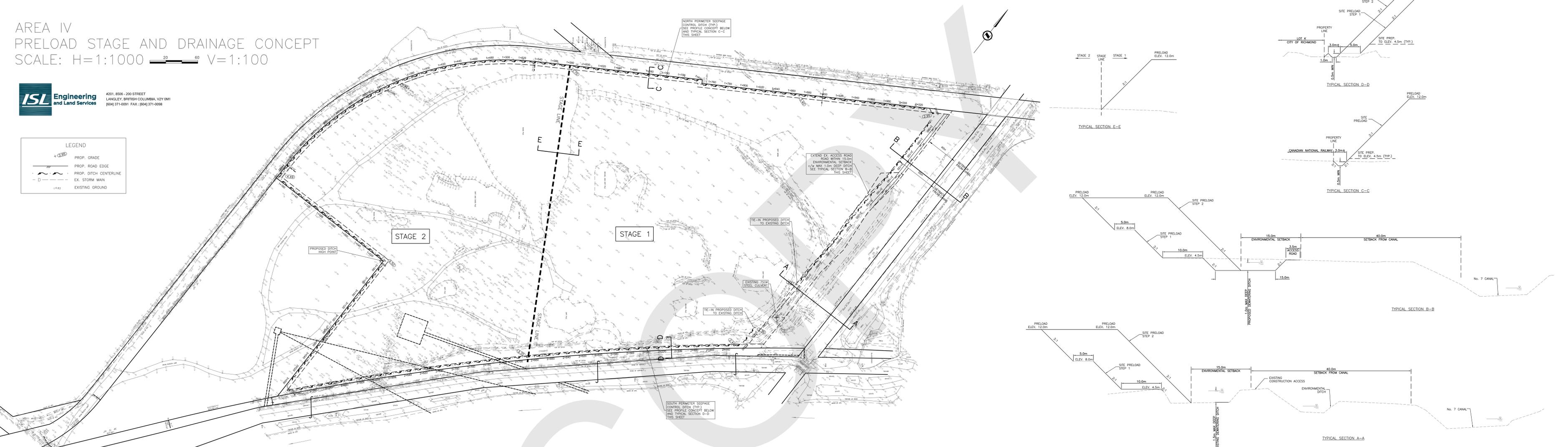
**VANCOUVER FRASER PORT AUTHORITY**  
This drawing has been reviewed by the Vancouver Fraser Port Authority solely for the purpose of VFPA's issuance of a Project Permit. This permit in no way denotes design, engineering or structural approval or endorsement.

# AREA IV PRELOAD STAGE AND DRAINAGE CONCEPT SCALE: H=1:1000 V=1:100

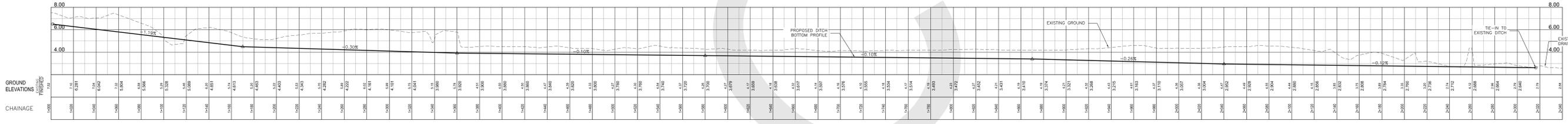
**ISL Engineering and Land Services**  
 #201 8006 - 200 STREET  
 LANGLEY, BRITISH COLUMBIA, V2Y 0M1  
 (604) 371-0091 FAX: (604) 371-0098

**LEGEND**

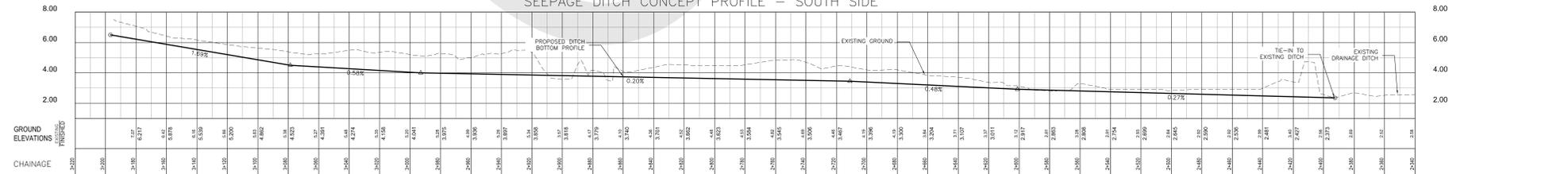
- PROF. GRADE
- PROF. ROAD EDGE
- PROF. DITCH CENTERLINE
- EX. STORM MAIN
- EXISTING GROUND



SEEPAGE DITCH CONCEPT PROFILE - NORTH SIDE



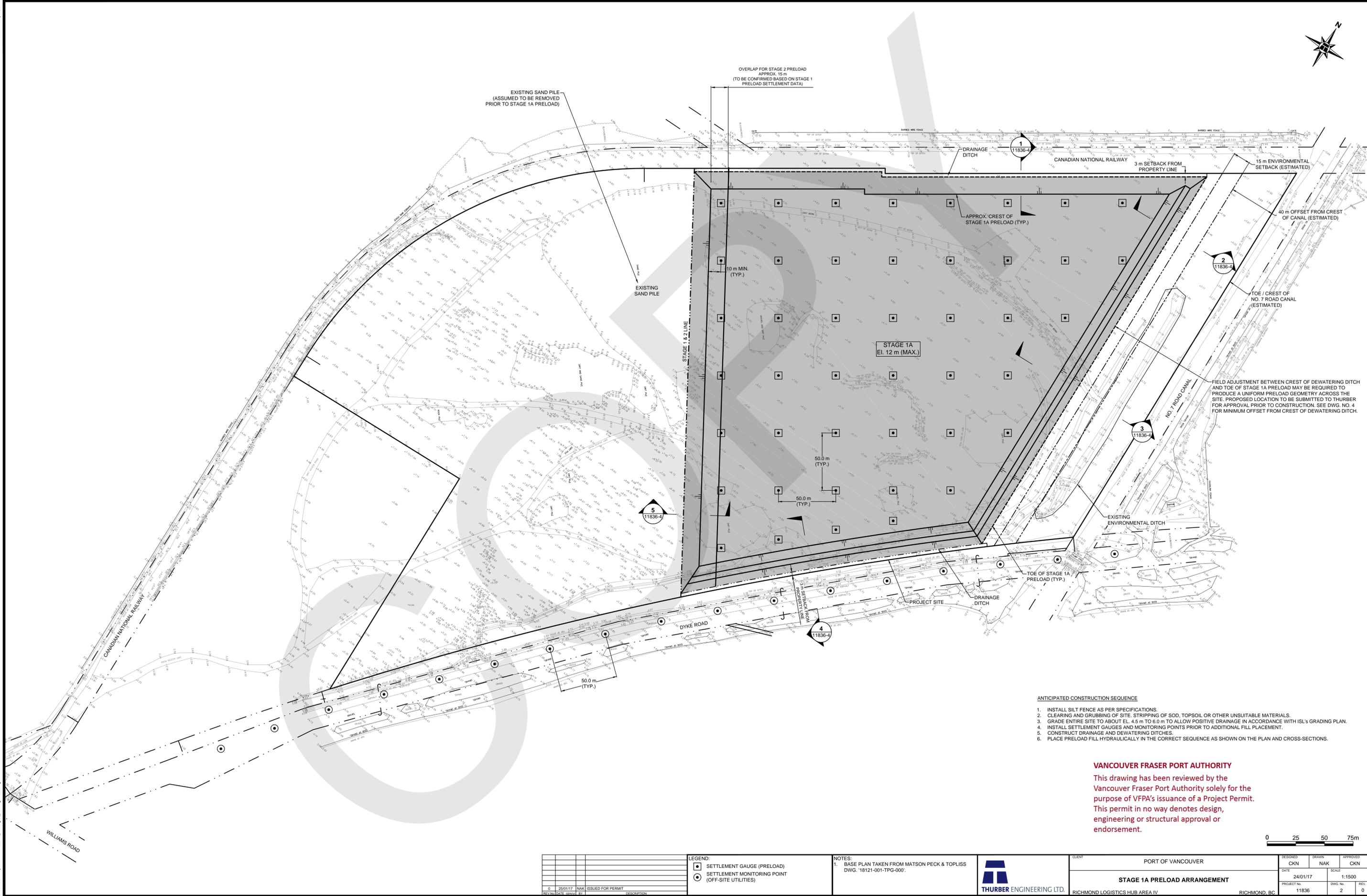
SEEPAGE DITCH CONCEPT PROFILE - SOUTH SIDE



**GENERAL NOTES:**

- THIS DRAWING PROVIDES CONCEPTUAL LEVEL GUIDANCE FOR PERIMETER SEEPAGE DRAINAGE ONLY. FOR PRELOAD INSTRUCTIONS, DETAILS AND STAGING REQUIREMENTS, REFER TO THURBER ENGINEERING GEOTECHNICAL REPORT.
- SETBACK LINES TO NO 7 CANAL HAVE BEEN PROVIDED BY VFPA AND ARE INCORPORATED ON THE SITE-BASE PLAN FOR INFORMATION ONLY.
- EXISTING SURVEY DATA POINTS HAVE BEEN PROVIDED BY VFPA VIA MPT SURVEYS AND ARE SUBJECT TO CHANGE FROM VARIOUS ON-GOING SITE ACTIVITIES.

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- ANTICIPATED CONSTRUCTION SEQUENCE
1. INSTALL SILT FENCE AS PER SPECIFICATIONS.
  2. CLEARING AND GRUBBING OF SITE. STRIPPING OF SOD, TOPSOIL OR OTHER UNSUITABLE MATERIALS.
  3. GRADE ENTIRE SITE TO ABOUT EL. 4.5 m TO 6.0 m TO ALLOW POSITIVE DRAINAGE IN ACCORDANCE WITH ISL'S GRADING PLAN.
  4. INSTALL SETTLEMENT GAUGES AND MONITORING POINTS PRIOR TO ADDITIONAL FILL PLACEMENT.
  5. CONSTRUCT DRAINAGE AND DEWATERING DITCHES.
  6. PLACE PRELOAD FILL HYDRAULICALLY IN THE CORRECT SEQUENCE AS SHOWN ON THE PLAN AND CROSS-SECTIONS.

**VANCOUVER FRASER PORT AUTHORITY**  
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REV	DATE	ISSUED FOR PERMIT	DESCRIPTION
0	25/01/17	NAK	ISSUED FOR PERMIT

**LEGEND:**  
 [Symbol] SETTLEMENT GAUGE (PRELOAD)  
 [Symbol] SETTLEMENT MONITORING POINT (OFF-SITE UTILITIES)

**NOTES:**  
 1. BASE PLAN TAKEN FROM MATSON PECK & TOPLISS DWG. '18121-001-TPG-000'.

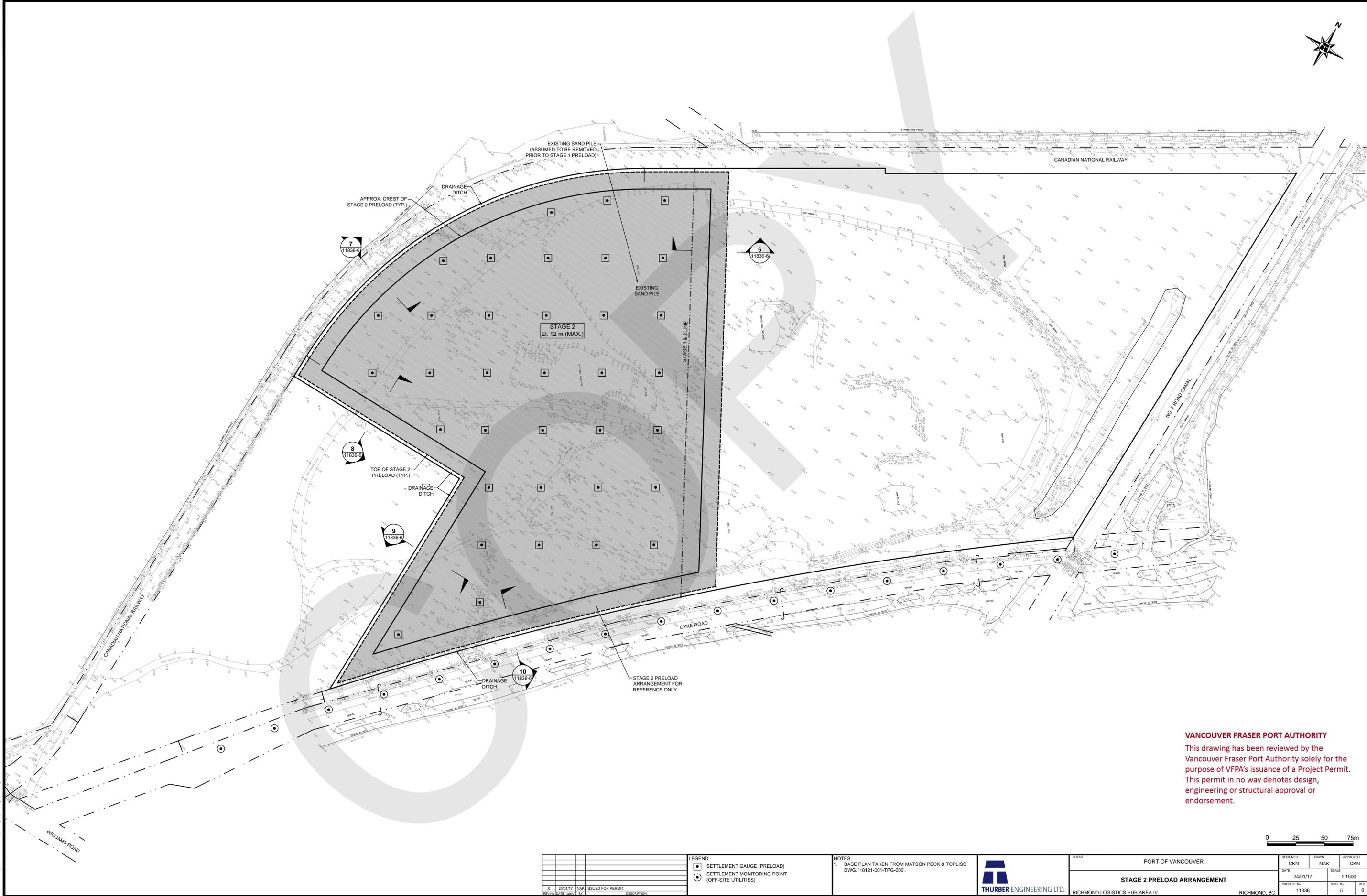


CLIENT: PORT OF VANCOUVER  
 PROJECT: STAGE 1A PRELOAD ARRANGEMENT  
 LOCATION: RICHMOND LOGISTICS HUB AREA IV, RICHMOND, BC

DESIGNED	DRAWN	APPROVED
CKN	NAK	CKN
DATE: 24/01/17	SCALE: 1:1500	
PROJECT NO: 11836	DWG. NO: 2	REV: 0

S:\Data\BIST\Projects\1701180806\_Drafting\03\_Water\11836.dwg  
 Printed: January 26, 2017  
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**VANCOUVER FRASER PORT AUTHORITY**  
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REV	DATE	ISSUED BY	DESCRIPTION
0	25/01/17	NAK	ISSUED FOR PERMIT

- LEGEND:**
- SETTLEMENT GAUGE (PRELOAD)
  - SETTLEMENT MONITORING POINT (OFF-SITE UTILITIES)

**NOTES:**  
 1. BASE PLAN TAKEN FROM MATSON PECK & TOPLISS DWG. "18121-001-TPG-000".



CLIENT	PORT OF VANCOUVER		
	STAGE 2 PRELOAD ARRANGEMENT		
	RICHMOND LOGISTICS HUB AREA IV		
	RICHMOND, BC		

DESIGNED	DRAWN	APPROVED
CKN	NAK	CKN
DATE	SCALE	
24/01/17	1:1500	
PROJECT NO.	DWG. NO.	REV.
11836	5	0

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