



PORT of  
vancouver

Vancouver Fraser  
Port Authority

VANCOUVER FRASER PORT AUTHORITY  
PROJECT AND ENVIRONMENTAL REVIEW  
REPORT AND PERMIT

|                          |   |
|--------------------------|---|
| PER No.:                 | 20-158  |
| Tenant:                  | Upland owners of 1046 Alderside Road, Port Moody          |
| Project:                 | New Dock Installation at 1046 Alderside Road              |
| Project Location:        | 1046 Alderside Road, Port Moody                           |
| Land Use Designation:    | Recreation  |
| Applicant/Permit Holder: | Upland property owners of 1046 Alderside Road, Port Moody |
| Category of Review:      | B   |
| Date of Approval:        | October 24, 2022  |
| Date of Expiry:          | October 31, 2024  |

## 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. 20-158: New Dock Installation at 1046 Alderside Road (the “Project”) proposed by the upland property owners of 1046 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 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

### 2.1 Project Description

In this project permit, the Project means the physical activities authorized by the Port Authority to be carried out pursuant to **PER No. 20-158**, as described below.

The Applicant proposes to install a new recreational dock at 1046 Alderside Road, Port Moody. The proposed dock will face southwest, fronting Port Moody Arm - a branch of the Burrard Inlet, where multiple private docks are presently attached to the surrounding properties (Figure 1).



**Figure 1:** Project location and dock orientation

The recreational dock will consist of a pier, ramp, moorage float, structural supporting steel piles, and miscellaneous items (e.g., rails, etc.).

## 2.2 Proposed Works

Project activities include:

- Installation of an approximate 33-metre-long and 1.2-metre-wide aluminum pier supported by two (2) 760-millimetre precast, reinforced concrete columns (referred to as column bases in submitted documents)
  - Each concrete column would be supported by one 1830-millimetre diameter concrete footing
- Installation of an approximate 15-metre-long and 1.2-metre-wide ramp
- Installation of a 30 square metres moorage dock supported by approximately four (4) anchor blocks
  - Flotation for the floating dock will be provided via plastic tanks filled with foam

The deck structure will be constructed out of aluminum with thruflow decking to allow for sufficient light penetration.

The Project is expected to take approximately three (3) weeks to complete and will be constructed during the fisheries' least-risk window for the Project area (Burrard Inlet: August 16 to February 28).

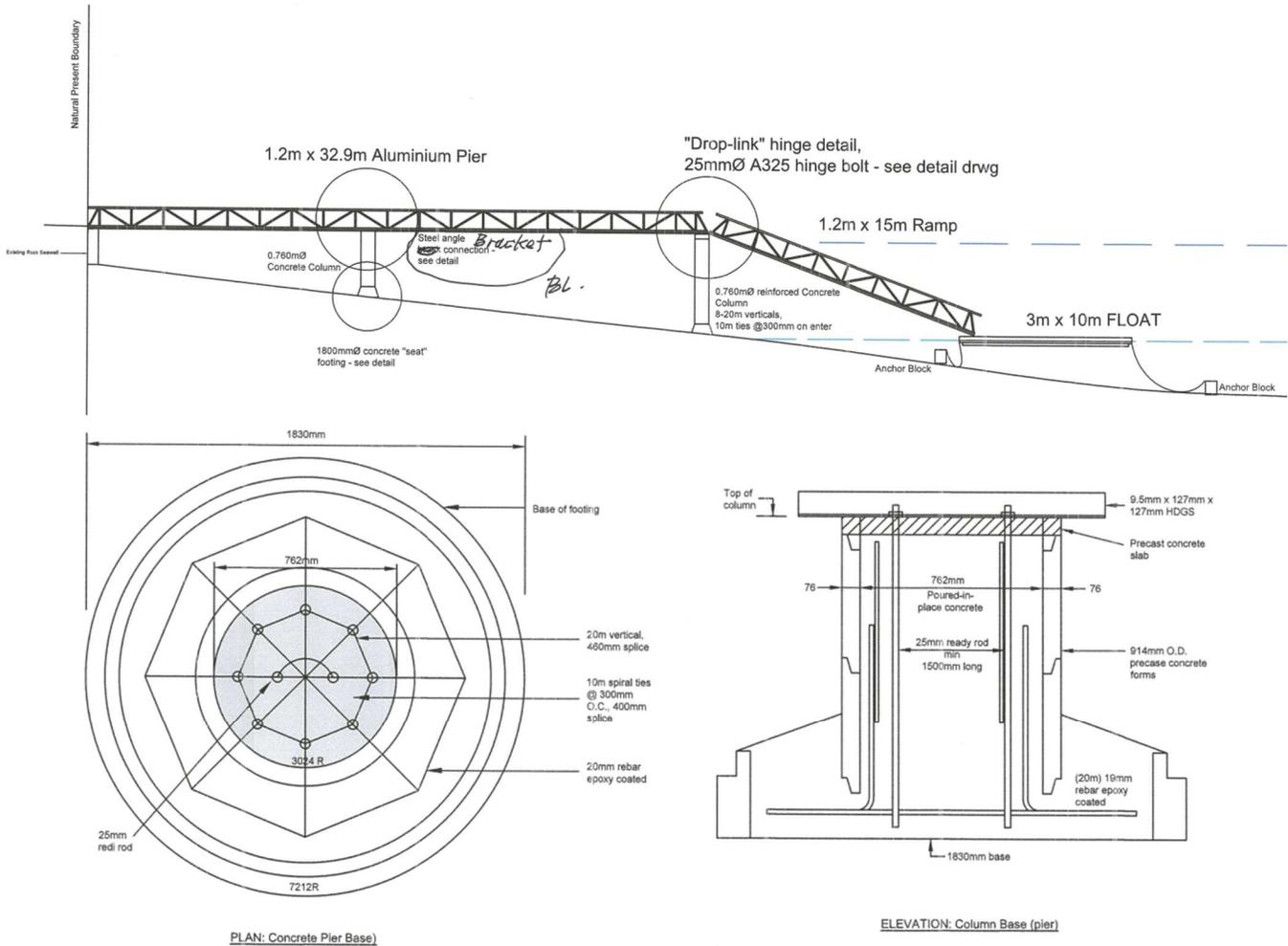


Figure 2: General dock design.

### 3 INDIGENOUS CONSULTATION

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

Every best effort was made to consult the following Indigenous groups:

- 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, biophysical assessment, dock drawing and participation funding agreement sent via email to Kwikwetlem, Musqueam and Tsleil-Waututh. The same package plus a shapefile were provided to Squamish and STSA through their respective online referral portals

- 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   | Mitigation Measures and Permit Conditions   | Rationale  |
|---|---|--|
| Impact of construction activities on unidentified archaeological resources                | <p>A condition of the Permit requires the Permit Holder to submit an archaeological chance find procedure for the Project to the Port Authority's satisfaction.</p> <p>Conditions of the Permit require the Permit Holder to have a professional archaeology monitor and Indigenous monitors from interested Indigenous groups present during ground disturbing Project activities in relation to piles 1 and 2 in the intertidal area.</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 mitigation measures are warranted.</p> |
| Impacts of construction activities on migrating and nesting birds                         | <p>A condition of the Permit requires the Permit Holder 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.</p>  | <p>If there is potential to affect birds and/or their active nests and eggs, the Permit Holder 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.</p>      |
| Request for environmental monitoring of Project activities                                | <p>A condition of the Permit requires the Permit Holder to 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 biophysical assessment, or the Port Authority</p>  | <p>Intertidal and in-water works as well as the potential for uncured concrete works near/in-water will required environmental monitoring.</p>   |
| Request for contractor training to identify and mitigate for culturally sensitive species | <p>None required.</p>   | <p>As there will be a professional environmental monitor on site during project works, additional contractor training will not be necessary.</p>   |

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

#### 4 EXISTING POLICIES OR GUIDELINES

The proposed Project is located within the Port Water land use designation in the Land Use Plan. Recreational docks may be permitted in the Port Water designation, and must be associated with a residential upland use or with the consent of the upland owner. This Project is consistent with the port authority's Land Use Plan.

## 5 NOTIFICATIONS

### 5.1 Municipal Notification

The proposed Project was assessed by the Port Authority to have potential impacts to municipal interests. A notification letter was sent to the City of Port Moody on January 12, 2022, notifying them of the proposed Project.

The City responded in a letter on February 4, 2022 and the Port Authority sent a response to the City of Port Moody on March 16, 2022. Below is a table summarizing the City’s comments and how they were considered as part of the project and environmental review.

| Issue  | Mitigation Measures and Permit Conditions   | Rationale  |
|--|---|--|
| <p>An environmentally sensitive area (ESA) Development Permit for this site is not required. The City’s ESA Management Strategy identifies the intertidal marine environment in this area as a “special feature”, but this intertidal area is under the jurisdiction of senior government and is being assessed through this Port Authority process. The City’s Development Permit Area for ESAs does not include lands adjacent to the marine environment unless those lands themselves include an ESA (e.g., stream or forest). The Port Authority designates this area as Port Water.</p> | <p>None required.</p>   | <p>None required.</p>                                |
| <p>Further, a separate permit is not required by the City with respect to bird nesting windows. Any disturbance of vegetation should be done outside of the most conservative bird nesting window (March 1 – August 31) to avoid impacts, as regulated under senior legislation.</p>   | <p>A condition of the permit requires the Permit Holder shall conduct nest surveys, if there is potential to affect birds and/or their active nests and eggs. 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.</p> | <p>To mitigate adverse effects to nesting birds.</p> |

| Issue  | Mitigation Measures and Permit Conditions   | Rationale  |
|--|---|--|
| <p>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 where higher biodiversity was observed.</p> | <p>None required.</p>   | <p>The proposed dock meets the Recreational Dock Guidelines for Burrard Inlet.</p> <p>The biophysical assessment indicates that no critical habitat, Species-at-Risk, or environmentally sensitive areas were identified within the Project's footprint. The nearest environmentally sensitive areas are Sunnyside Beach and Mossom Creek Estuary which are approximately 330 metres west of the proposed dock. With the implementation of the proposed mitigation measures and permit conditions, the Project is not anticipated to adversely affect high biodiversity aquatic habitat.</p> |
| <p>Consider impacts to other (non-forage) fish species, given the presence of salmon hatcheries and pens nearby. Alternatively, clarify that the least risk fisheries work window ensures salmonid impacts are considered</p>                          | <p>A condition of the permit requires the Permit Holder to not complete in-water works during the fisheries sensitive period from March 1 to August 15, inclusive, unless otherwise approved in writing by DFO.</p> | <p>To mitigate potential adverse effects to fish.</p>  |

| Issue  | Mitigation Measures and Permit Conditions | Rationale  |
|--|---|--|
| <p>Ensure underwater sound impacts are correctly predicted and mitigated, in particular:</p> <ul style="list-style-type: none"> <li>• Specify the hammer type and appropriate mitigation measures based on the hammer type</li> <li>• Confirm source for decibel threshold of 180 DB</li> <li>• Confirm the conversion of 30 kPa to decibels is accurate</li> <li>• Confirm no underwater sound impacts or other considerations for marine mammals</li> <li>• Include hydrophone monitoring when pile driving begins to ensure underwater sound impacts are as expected and thresholds will not be exceeded</li> </ul> | <p>None required.</p>                     | <p>Pile driving is not required for the Project. Concrete footings will support piles, and lock blocks and chains will secure the float.</p> |

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| <p>Additional information and mitigation are recommended for spill prevention and management, in particular:</p> <ul style="list-style-type: none"> <li>• Include special spill equipment/ procedures in case the foreshore sanitary line is ruptured</li> <li>• 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.</li> <li>• If cement works are used for construction, ensure appropriate materials are used and spill management supplies are on-site (i.e., CO2 cannister)</li> <li>• 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.</li> <li>• Provide more information on mitigation/procedures for marine mammal encounters during the project works.</li> </ul> <p>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 <a href="mailto:operations@portmoody.ca">operations@portmoody.ca</a></p> | <p>A condition of the permit requires the Permit Holder 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. The Permit Holder shall carry out the Project in accordance with the spill prevention, containment and clean-up plan.</p> <p>A condition of the permit requires the Permit Holder to conduct all activities involving the use of concrete, cement, mortars and other Portland cement or lime-containing construction materials in a manner that shall not deposit sediments, debris, concrete (cured or uncured), and concrete fines to the aquatic environment, either directly or indirectly. Water that has contacted uncured or partly cured concrete or Portland cement or lime-containing construction materials (such as the water that may be used for exposed aggregate wash-off, wet curing, equipment and truck washing) shall not be permitted to enter the aquatic environment. The Permit Holder shall provide containment facilities at the site for the wash-down water from concrete delivery trucks, concrete pumping equipment, and other tools and equipment, as required.</p> <p>A condition of the permit requires the Permit Holder to 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</p> | <p>To mitigate adverse potential effects from spills.</p> |
|---|--|---|

| Issue  | Mitigation Measures and Permit Conditions   | Rationale   |
|--|---|---|
|  | <p>Holder shall not resume work until authorized by the Port Authority.</p> <p>The Port Authority will notify the applicant that the City of Port Moody recommends to include the Coast Guard and the City of Port Moody (<a href="mailto:operations@portmoody.ca">operations@portmoody.ca</a>) in the notification list in the event of a spill in the marine environment.</p> |   |
| <p>As noted in the Port Authority cover letter, the City has a sanitary sewer line running along the foreshore. 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>None required.</p>   | <p>The Applicant provided updated, signed and sealed drawings approved for construction by a professional engineer licensed to practice in the Province of British Columbia. The drawings provide specifications for the piles and dock components (e.g., pier, ramp, float, piles, pile caps, footings, etc.).</p> <p>These updated drawings show the infrastructure set back appropriately from the sanitary sewer line, and were shared with the City of Port Moody on October 21, 2022.</p> |
| <p>The submitted plans do not include the location of the existing sanitary sewer SRW, pipe or laterals. The plans must be updated to include the SRW and alignment of the sanitary sewer infrastructure and resubmitted to the City for review.</p>   | <p>None required.</p>   | <p>The Applicant updated the drawings to include the location of the existing sanitary sewer. Drawings were shared with the City of Port Moody on October 21, 2022.</p>   |
| <p>The City has a capital plan to investigate the sewer condition this year. As the existing condition is unknown, the proposed vibratory pilings may result in damage to the existing infrastructure. Any damage, contamination and clean-up will be the responsibility of the applicant.</p>   | <p>None required.</p>   | <p>The Applicant changed the Project design, which does not include the use of vibratory or impact hammers. Piles will be supported by concrete footings.</p>   |
| <p>All sections of the dock that trespass over the sanitary sewer shall be removable at the request of the City and at the cost to the property owner.</p>   | <p>None required.</p>   | <p>The Applicant updated the location of the existing sanitary sewer SRW, pipe or laterals. Drawings were shared with the City of Port Moody on October 21, 2022.</p>   |

| Issue  | Mitigation Measures and Permit Conditions | Rationale   |
|--|---|---|
| The applicant shall provide confirmation if a water or sanitary sewer connection is proposed for the dock. | None required.                            | The Project does not include the installation of water or sanitary sewer connections. |

The Port Authority also met with the City of Port Moody to discuss the above comments, specifically relating to the existing sanitary sewer. Following the meeting, the City advised that they would like to receive documents and confirmation of the following when receiving recreational dock referrals:

- Drawings that are stamped and sealed by a qualified engineer, including the following:
  - Alignment of the dock;
  - Proposed type and location of piles;
  - Location of utilities, including the sanitary sewer service connections;
  - Details on how the proposed section crossing the lease area can be removed to provide access to the sanitary;
  - Additional details required to meet any codes and guidelines for dock construction should be identified by the Engineer of Record and included in the design
- Confirmation that access to the full extent of the sanitary sewer leased area is maintained
- Field survey of the sanitary sewer and service connections
- Confirmation that construction has no impact on the sanitary sewer
- Port Authority to identify acceptable security and liability for any damage to the sanitary sewer

Given the City's comments, the Port Authority requested the Applicant to provide Issued For Construction drawings outlining the proposed dock in relation to the location of the sanitary sewer and connection line, the distance of the nearest pile to the sanitary sewer, and confirmation that access to the sanitary sewer is maintained should the City require this. These drawings were provided by the Applicant, reviewed for compliance with the City's interests as described in the above bullets, and shared with the City of Port Moody on October 21, 2022.

## 5.2 Adjacent Tenant Notification

The proposed Project was assessed by the Port Authority to have potential impacts to adjacent tenant interests. A notification letter was sent to the two neighboring tenants on January 12, 2022, notifying them of the proposed Project. The neighboring tenants had no comments.

## 5.3 Public Engagement

The Port Authority posted a description of the Project and notice of public participation to the Canadian Impact Assessment Registry (Registry) to meet requirements of section 86 of the *Impact Assessment Act*. The public was provided 30-calendar days from December 20, 2021 to January 18, 2022 to comment on the Project and provide community knowledge. 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 will be required.

## 6 INFORMATION SOURCES

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

- Application form and subsequent materials submitted by the Applicant on and after August 20, 2020
- All Project correspondence from August 20, 2020 to October 19, 2022

## 7 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 Permit PER No. 20-158 is approved by:

ORIGINAL COPY SIGNED

**CHRIS BISHOP**  
**MANAGER, PROJECT AND ENVIRONMENTAL**  
**REVIEW**

October 24, 2022

**DATE OF APPROVAL**

## 8 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 the upland property owners of 1046 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 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: <b>per@portvancouver.com</b> and referencing <b>PER No. 20-158</b> .   |
| 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.  |

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| 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.   |   |
|     | <b>CONDITIONS – PRIOR TO COMMENCING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES</b>   | <b>SUBMISSION TIMING (business days)</b>                  |
| 14. | 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                      |
| 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: <a href="mailto:NAVWARN.MCTSPrinceRupert@innav.gc.ca">NAVWARN.MCTSPrinceRupert@innav.gc.ca</a> ; Phone: 250-627-3070) regarding the issuance of a Navigational Warning (NAVWARN) to advise the marine community of potential hazards associated with the Project.   | As per Coast Guard requirements                           |
|     | <b>CONDITIONS – DURING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES</b>  |   |
| 17. | <p>The Permit Holder shall have in place:</p> <ul style="list-style-type: none"> <li>a) Commercial General Liability Insurance in an amount not less than FIVE MILLION DOLLARS (\$5,000,000) per occurrence to cover all Services. Such insurance shall contain the following endorsements: <ul style="list-style-type: none"> <li>(i) Contractual Liability (including this Agreement).</li> <li>(ii) Non-owned Automobiles.</li> <li>(iii) Products and Completed Operations.</li> <li>(iv) Broad Form Property Damage.</li> <li>(v) Cross Liability.</li> <li>(vi) Employees as Additional Insureds.</li> <li>(vii) Contingent Employers’ Liability; and</li> <li>(viii) Personal Injury.</li> <li>(ix) Shoring, blasting, excavating, underpinning, demolition, pile driving and caisson work, work below ground surface, tunnelling, and grading (if applicable)</li> </ul> </li> <li>b) Builder’s Risk (Course of Construction) Insurance on an “all risk” basis, contain no marine exclusions, in the name of the Licensee, include coverage against the perils of earthquake and flood, sewer backup and collapse, physical loss or damage to the Improvements being constructed (including property incidental to the construction), on a replacement</li> </ul> |   |

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|     | <p>cost basis. The Builder's Risk and Equipment Breakdown insurance will include coverage for construction project property while stored off-site or while in transit</p> <ul style="list-style-type: none"> <li>c) Automobile Liability Insurance in an amount not less than TWO MILLION DOLLARS (\$2,000,000) per accident for all vehicles owned, leased, rented to or used by the Contractor in conjunction with the Services. (If applicable)</li> <li>d) Pollution Liability (on a "Sudden and Accidental" basis) in an amount not less than TWO MILLION DOLLARS (\$2,000,000) per claim to cover the release of pollutants resulting from the services performed by the Contractor</li> <li>e) Watercraft Protection &amp; Indemnity Liability Insurance in an amount not less than FIVE MILLION DOLLARS (\$5,000,000) per occurrence to cover all operations of the Contractor</li> <li>f) Property Insurance on an "all risk" basis (including coverage for the perils of flood and earthquake) for all Contractor's equipment used in conjunction with the services to be performed under this agreement</li> <li>g) Workers' Compensation coverage for all employees engaged in the Services in accordance with the <i>Workers Compensation Act</i> (British Columbia)</li> <li>h) Deductibles, if any, which are applicable to the insurance shall be borne by the Contractor</li> </ul> <p>All insurance policies shall be in a form and with insurers acceptable to the Authority. All insurance policies shall be issued by insurers licensed to do business in the Province of British Columbia.</p> <p>If additional insurance is deemed necessary by the Authority, such insurance shall be provided by the Contractor, at the sole cost of the Contractor. If requested by the Contractor, the Authority shall provide an explanation as to the reasons for requesting such additional insurance</p> <p>The limits of insurance specified in this Permit in no way define or limit the obligation of the Contractor to indemnify the Authority in the event of a loss</p> <p>The insurance specified above except for Automobile Liability will name the Vancouver Fraser Port Authority and Her Majesty the Queen in Right of Canada as Additional Insureds</p> <p>Evidence of the insurance shall be provided to the Authority prior to the commencement of the Services. At the request of the Authority the Contractor shall provide the Authority with a copy of its insurance policy(ies), excepting those portions relating solely to projects or parties unrelated to this Agreement. Acceptance by the Authority of such evidence of insurance shall not constitute agreement by the Authority that the policy(ies) is in compliance with the terms of this Permit.</p> |
| 18. | <p>All general construction and physical activities related to the Project shall be conducted from <b>Monday to Saturday</b> between the hours of <b>7:00 am and 8:00 pm</b>. No construction and physical activities shall take place on Sundays or holidays. These hours shall not be modified without prior approval of the Port Authority. To request permission to conduct activities outside these hours, the Permit Holder must submit a written request no less than 30 business days prior to the desired start date.</p>  |
| 19. | <p>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.</p>   |
| 20. | <p>The Permit Holder shall ensure that an appropriately qualified archaeological monitor be on the Project site at all times during ground disturbing activities in relation to piles 1 and 2 in the intertidal area (the two piles associated with the float will not require monitoring).</p>   |

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| 21. | 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 in relation to piles 1 and 2 in the intertidal area (the two piles associated with the float will not require monitoring).  |
| 22. | 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 biophysical assessment, or the Port Authority.  |
| 23. | 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> .  |
| 24. | 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.  |
| 25. | The Permit Holder shall maintain equipment in good mechanical condition and free of fluid leaks, invasive species, and noxious weeds.   |
| 26. | The Permit Holder shall not permit barges or other vessels used during the Project to ground on the foreshore or river/seabed or otherwise disturb the foreshore or river/seabed (including disturbance as a result of vessel propeller wash), excepting only such disturbance as is reasonably required resulting from the use of barge spuds.   |
| 27. | The Permit Holder shall not disturb the seabed outside the Project site.  |
| 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. | The Permit Holder shall carry out all works in the intertidal zone in the dry (i.e., above the water surface).  |
| 30. | The Permit Holder shall conduct all activities involving the use of concrete, cement, mortars and other Portland cement or lime-containing construction materials in a manner that shall not deposit sediments, debris, concrete (cured or uncured), and concrete fines to the aquatic environment, either directly or indirectly. Water that has contacted uncured or partly cured concrete or Portland cement or lime-containing construction materials (such as the water that may be used for exposed aggregate wash-off, wet curing, equipment and truck washing) shall not be permitted to enter the aquatic environment. The Permit Holder shall provide containment facilities at the site for the wash-down water from concrete delivery trucks, concrete pumping equipment, and other tools and equipment, as required. |
| 31. | 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 DFO. The Port Authority shall be notified of any DFO exemptions allowing works within the fisheries sensitive period.  |
| 32. | 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.   |

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|--|---|---|
| 33.  | <p>During any vessel-related activities, the Permit Holder shall:</p> <ul style="list-style-type: none"> <li>a) Position vessels and equipment associated with the Project in such a manner so as not to obstruct line of sight to navigational aids or markers;</li> <li>b) Exhibit the appropriate lights and day shapes at all times;</li> <li>c) Monitor the VHF channel used for MCTS communications in the respective area at all times and participate as necessary;</li> <li>d) Be familiar with vessel movements in areas affected by the Project.</li> <li>e) Plan and execute the Project in a manner that will not impede navigation or interfere with vessel operations; and,</li> <li>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.</li> </ul> |   |
| <b>CONDITIONS – UPON COMPLETION</b>  |   | <b>SUBMISSION TIMING (Business Days)</b>      |
| 34.  | The Permit Holder shall notify the Port Authority upon completion of the Project.   | Upon substantial completion                   |
| 35.  | <p>The Permit Holder shall provide record drawings in accordance with the Port Authority's Record Drawing Standards (available at: <a href="https://www.portvancouver.com/permitting-and-reviews/per/project-and-environment-review-applicant/guidelines/">https://www.portvancouver.com/permitting-and-reviews/per/project-and-environment-review-applicant/guidelines/</a>), in both AutoCAD and Adobe (PDF) format to the Port Authority, including a Project site plan that clearly identifies the location of works.</p>   | Within 40 business days of completion         |
| 36.  | The Permit Holder shall confirm that the Project was constructed within the approved area by providing to the Port Authority digital photographs of the Project site both before and after construction of the Project.   | Within 40 business days of completion         |
| 37.  | The Permit Holder must send record drawings of all 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 must be carbon copied into the request (navigation.review@portvancouver.com).   | within 30 business days of project completion |
| <b>The Port Authority reserves the right to rescind or revise these conditions at any time that new information warranting this action is made available to the Port Authority.</b>  |   |   |
| <b>LENGTH OF PERMIT VALIDITY</b>   |   |   |
| The Project must be completed no later than <b>October 31, 2024</b> (the "Expiry Date").   |   |   |
| <b>AMENDMENTS</b>  |   |   |
| <ul style="list-style-type: none"> <li>• Details of any material proposed changes to the Project, including days and hours when construction and any physical activities will be conducted, must be submitted to the Port Authority for consideration of an amendment to this Permit.</li> <li>• For an extension to the Expiry Date, the Permit Holder must apply in writing to the Port Authority no later than 40 business prior to that date.</li> </ul> |   |   |
| <b>Failure to apply for an extension as required may, at the sole discretion of the Port Authority, result in termination of this Permit.</b>  |   |   |

## CONTACT INFORMATION

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

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

### After normal business hours:

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

COPY

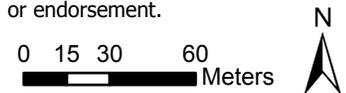


**PER #20-158**

**New Dock  
Installation at 1046  
Alderside Road, Port  
Moody**

-  Project Location
-  VFPA Boundary

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



**Vancouver Fraser  
Port Authority**

Date: December 16, 2021