



<b>PER No.:</b>	<b>20-007</b>
<b>Tenant:</b>	<b>Vancouver Fraser Port Authority</b>
<b>Project:</b>	<b>Fraser Surrey Port Lands – Transportation Improvements</b>
<b>Project Location:</b>	<b>Timberland Road – North and South</b>
<b>Vancouver Fraser Port Authority SID No.:</b>	<b>SUR 360, 361 &amp; 364</b>
<b>Land Use Designation:</b>	<b>Port Terminal</b>
<b>Permit Holder(s):</b>	<b>Vancouver Fraser Port Authority</b>
<b>Category of Review:</b>	<b>C</b>
<b>Date of Approval:</b>	<b>July 12, 2022</b>
<b>Date of Expiry:</b>	<b>July 31, 2025</b>

**PROJECT DESCRIPTION**

For the purposes of this project permit, (the “Permit”), the Project is understood to include the following works on Vancouver Fraser Port Authority (“Port Authority”) property:

The Applicant proposes to conduct a number of road and rail improvements in the Fraser Surrey Port Lands (FSPL) area to alleviate traffic congestion and rail crossing delays, and improve overall traffic circulation.

The three main components of the Project are:

1. At-grade railway crossing upgrades and installation:
  - Upgrades to six at-grade rail crossings
  - Installation of one new at-grade crossing across the lead tracks to the IDC Yard
  - Removal of two at-grade crossings along the spur line on Timberland Road North
  
2. Rehabilitation and extension of Timberland Road South, upgrades to the Timberland Wye, and utility and drainage improvements:
  - Realignment of the Robson Road–Timberland Road corridor to use the Timberland Road South route
  - Construction of an extension to Timberland Road South (approximately 840 meters long). Works include installation of median barriers, concrete curbing, fencing, gates, crash attenuators, driveways, signage, pavement markings and ditch infilling
  - Regrading an area previously occupied by Canadian Pacific rail
  - Rehabilitation of the pavement along the existing Timberland Road South, Timberland Road North, and Timberland Wye Intersection, including localized road widening (approximately 660 meters long)
  - Partially infilling the ditch west of the existing Timberland Road South to create a new westbound lane (approximately 3,050 square meters)
  - Partially infilling the ditch at Timberland Road North to accommodate road widening (approximately 30 square meters)
  - Construction of a cul-de-sac (mill and overlay), gate, and driveway at Timberland Road North
  - Installation of new utilities, including stormwater infrastructure along the new Timberland Road South

- Upgrades to the Timberland Wye intersection into a four-leg intersection with new traffic signals t
  - Construction of a dedicated truck auxiliary lane and installation of two new Vehicle Access Control System (VACS) gates
  - Installation of new streetlights along Timberland Road South
  - Installation and upgrades to electrical and security infrastructure, including relocation of CCTV cameras
3. Pavement rehabilitation and markings along Robson Road, including:
- Rehabilitation of the pavement (profile mill and overlay) along Robson Road, including new pavement markings
  - Installation of median barriers
  - Installation of one new storm catch basin and drainage improvements
  - Placement of new pavement at Gunderson Road to widen the road
  - Regrading of the gravel shoulders along Robson Road to promote drainage
  - Installation of new streetlights along Robson Road
  - Installation of a fibre optic connection to existing BC Ministry of Transportation and Infrastructure equipment
  - Utilities improvements

#### 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 Permit Holder fails to comply with any of the project and environmental conditions set out in 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 project and environmental 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, where required, 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 shall provide an Infrastructure Surveyed Data Drawing that includes topographic and utility locate data based on surveys in accordance with Port Authority's Record Drawing Standards (available at: <a href="https://www.portvancouver.com/permitting-and-reviews/">https://www.portvancouver.com/permitting-and-reviews/</a> ). 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, including the attached plans and drawings numbered <b>PER No. 20-007-A to K</b> . 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 plans, documents, and notices required under this Permit to the following email address: <a href="mailto:per@portvancouver.com">per@portvancouver.com</a> and referencing <b>PER No.20-007</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.
12.	The Permit Holder shall prepare and submit a self-report form to the Port Authority demonstrating compliance with conditions at each of the following project phases:

	<ul style="list-style-type: none"> <li>a) Prior to construction Conditions (self-report shall be submitted a minimum of 15 business days prior to the commencement of construction, or any physical activities, to a maximum of 90 business days prior to construction, or any physical activities)</li> <li>b) Construction Conditions (self-report shall be submitted at 50% of construction)</li> <li>c) Conditions Upon Project Completion (self-report shall be submitted within 60 business days of completion of construction)</li> </ul>	
13.	The Port Authority shall have unfettered access to environmental compliance documentation and the Project site at all times during construction without notice.	
14.	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.	
15.	All conditions in this Permit which expressly or by their nature survive expiration or termination of this Permit will remain in effect after the expiration or termination of this Permit.	
	<b>CONDITIONS - PRIOR TO COMMENCING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES</b>	<b>SUBMISSION TIMING (business days)</b>
16.	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
17.	The Permit Holder shall provide a draft construction notification, and construction notification sign to the Port Authority's satisfaction in accordance with the Port Authority's Public Engagement Guidelines.	20 business days before commencing construction or any physical activities
18.	The Permit Holder shall submit a draft construction communications plan in accordance with the Port Authority's Public Engagement Guidelines. The plan shall outline how the Permit Holder will engage and communicate with the public from the date of permit issuance to the completion of construction. The plan shall be updated as necessary and upon request by the Port Authority to ensure public and stakeholders are provided with relevant information as it becomes available. The Permit Holder shall carry out the Project in accordance with the construction communications plan, and any subsequent updates made to the Port Authority's satisfaction.	20 business days before commencing construction or any physical activities
19.	The Permit Holder shall distribute a construction notification to residents, Port of Vancouver tenants and businesses within the area consistent with the Permit Holder's previous notifications, as specified in the Project and Environmental Review report. The Permit Holder shall notify the Port Authority when such distribution has been completed.	10 business days before commencing construction or any physical activities
20.	The Permit Holder shall submit a construction parking and traffic management plan that references the sequencing as described in the Construction and Traffic Management Memo (dated May 14, 2021) to the Port Authority's satisfaction. The Permit Holder shall carry out the Project in accordance with the construction parking and traffic management plan, and any subsequent updates to the Port Authority's satisfaction.	20 business days before commencing construction or any physical activities

21.	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.	10 business days before commencing any ground disturbing works
22.	The Permit Holder shall provide a Project schedule to the Port Authority showing the anticipated start dates for all major phases of the Project as identified by the Port Authority. The Permit Holder shall notify the Port Authority of any material changes to the Project schedule and, upon request, shall provide an updated Project schedule.	20 business days before commencing construction or any physical activities
23.	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.
24.	The Permit Holder shall develop and implement a waste management plan with procedures for measuring, minimizing, reusing, recycling, and/or properly disposing of waste generated during the Project. The waste management plan may be integrated into the construction environmental management plan (CEMP), where appropriate. The Permit Holder shall carry out the Project in accordance with the waste management plan, including any updates made to the Port Authority's satisfaction.	10 business days before commencing construction or any physical activities
25.	Prior to the commencement of any physical activities or works to or within 30 metres of any existing Metro Vancouver infrastructure, the Permit Holder shall provide detailed design drawings of the proposed works to Metro Vancouver.	10 business days prior to commencing construction or any physical activities within 30m of Metro Vancouver infrastructure
<b>CONDITIONS - DURING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES</b>		
26.	The Permit Holder shall notify the Port Authority upon commencement of construction, or any physical activities (e.g., mobilization to the Project site).	
27.	<p>Where possible, general construction and physical activities related to the Project, including those expected to generate excessive noise, shall be conducted from <b>Monday to Saturday</b> between the hours of <b>7:00 a.m. and 8:00 p.m.</b> No general construction and physical activities shall take place on Sundays or holidays. For general construction and physical activities, these hours shall not be modified without prior approval of the Port Authority. To request permission to conduct general construction and physical 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> <p>To minimize disruptions to rail and road traffic and existing terminal operations, certain construction activities, such as at-grade rail crossing construction activities and the installation of intersection signals and light standards (heavy pole installations) may be conducted <b>Monday to Saturday between the hours of 8:00 p.m. and 7:00 a.m.</b> None of these specific construction activities shall occur during statutory holidays. The Permit Holder shall notify the Port Authority and provide an advanced construction notice in writing to affected tenants and stakeholders no less than 10 business days ahead of these specific construction activities.</p>	

28.	The Permit Holder shall notify the Port Authority of any complaints received from the community and stakeholders during construction and indicate how the Permit Holder has responded to such complaints. This shall be completed within two business days of the complaint being received.
29.	The Permit Holder shall remove all abandoned utilities from the project site, both underground and aboveground. At locations of connection to municipal work (i.e., at property lines), the abandoned utilities shall be capped. The Permit Holder shall provide detailed drawings of abandoned utilities and capped connections in both AutoCAD and PDF format in accordance with the Port Authority's Record Drawing Standards.
30.	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 soils below Zone 1 (i.e. ground disturbance into Zones 2 through Zone 6 as identified in the Archaeological Overview Assessment).
31.	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 below Zone 1 (i.e. ground disturbance into Zones 2 through Zone 6 as identified in the Archaeological Overview Assessment).
32.	The Permit Holder shall provide opportunities for interested Indigenous groups to monitor and be present on the Project site at all times during any works in water bodies that cannot be conducted in the dry.
33.	The Permit Holder may place temporary construction trailers on the Project site while this permit remains in effect, provided such trailers meet all of the criteria set out in the Port Authority's Temporary Construction Trailer Criteria, available at: <a href="https://www.portvancouver.com/permitting-and-reviews/building-permits/">https://www.portvancouver.com/permitting-and-reviews/building-permits/</a> . Should one or more of the criteria not be met, a Port Authority Building Permit is required.
34.	The Permit Holder shall carry out the Project in accordance with the construction environmental management plan provided by the Permit Holder, and any subsequent updates made to the Port Authority's satisfaction.
35.	The Permit Holder, or their contractor, shall engage a qualified environmental professional to monitor the Project in order to ensure that the works are carried out in compliance with this Permit. Monitoring events shall take place as required by the environmental monitor, the construction environmental management plan, or the Port Authority, provided that monitoring will be full time when works are underway that have the potential to adversely affect fish or fish habitat.
36.	The Permit Holder shall provide environmental monitoring reports to the Port Authority as specified in the construction environmental management plan or more frequently if the Port Authority requires. In addition, a summary report for the whole monitoring period shall be forwarded to the Port Authority within 30 days of the conclusion of the monitoring period.
37.	Without limiting the generality of permit condition #2, the Permit Holder shall conduct all activities in compliance with the <i>Species at Risk Act</i> .
38.	Works in any water body shall be conducted when the water body is dry. If the works cannot be conducted in the dry, works shall be conducted in isolation of flow and the following measures shall be implemented: <ol style="list-style-type: none"> <li>An appropriately qualified professional shall conduct a fish salvage of the isolated work area</li> <li>The isolated area shall be dewatered gradually to reduce the potential for stranding fish</li> <li>Pumps shall be screened to prevent entrainment or impingement of fish in accordance with DFO's interim code of practice for End-of-pipe Fish Protection Screens for Small Water Intakes in Freshwater</li> <li>When diverting creek flows, an appropriate depth and flow (i.e., base flow) shall be maintained for the protection of fish and fish habitat, both upstream and downstream of the isolated work area</li> </ol>
39.	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.	
40.	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(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> .	
41.	The Permit Holder shall not dewater excavations unless a dewatering plan has been submitted to the Port Authority's satisfaction.	
42.	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 into 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.	
43.	Without limiting the generality of permit condition #2, materials brought onto the project site to be used for backfilling, site preparation, or other uses shall be from sources demonstrated to be clean and free of environmental contamination, invasive species and noxious weeds. The Permit Holder shall maintain records to verify this.	
44.	The Permit Holder shall immediately notify Metro Vancouver of any actual or potential damage to Metro Vancouver infrastructure (including pipelines and outfalls) at: 604-985-1478.	
	<b>CONDITIONS - UPON COMPLETION</b>	<b>SUBMISSION TIMING (Business Days)</b>
45.	The Permit Holder shall notify the Port Authority upon completion of the Project.	Upon substantial completion
46.	The Permit Holder shall provide record drawings, including a Project site plan that clearly identifies the location of works, in both AutoCAD and PDF format (with an Engineers stamp where applicable) in accordance with the Port Authority's Record Drawing Standards. All drawings 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. These are to include a Project site plan that clearly identifies the location of works.	Within 40 business days of completion
47.	The Permit Holder shall provide an updated vegetation plan to the Port Authority's satisfaction. The vegetation plan shall include the location of replanting, the species of plants to be planted, a schedule for post-planting assessments, and invasive species monitoring and management. The Permit Holder shall carry out the Project in accordance with the vegetation plan, including any updates made to the Port Authority's satisfaction.	Within 40 business days of completion
48.	The Permit Holder shall enhance a minimum 2,100 square meters of barn owl foraging habitat by establishing grasslands or similar vegetation, to the Port Authority's satisfaction.	Within 40 business days of completion or as approved in writing by the Port Authority to maximize the success of the seeding/planting

<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 commence by <b>July 31, 2023</b> (the “Commencement Date”) and be completed no later than <b>July 31, 2025</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 Commencement Date, the Permit Holder must apply to the Port Authority in writing no later than 40 business days prior to that date.</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 days prior to that date.</li> </ul> <p><b>Failure to apply for an extension as required may, at the sole discretion of the Port Authority, result in termination of this Permit.</b></p>

## PROJECT AND ENVIRONMENTAL REVIEW DECISION

In completing the project and environmental effects 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 Permit conditions, the Project is not likely to cause significant adverse environmental effects.

The Port Authority concludes that the Project has appropriately addressed all identified concerns subject to conformance with the project and environmental conditions in the Permit.

Project Permit PER No. 20-007 is approved by:

ORIGINAL COPY SIGNED

**ANDREA MACLEOD**  
**DIRECTOR, PROJECT AND ENVIRONMENTAL REVIEW**

July 12, 2022

**DATE OF APPROVAL**

## CONTACT INFORMATION

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

Project & Environmental Review  
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 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.