



**PORT of  
vancouver**

Vancouver Fraser  
Port Authority

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

<b>PER No.:</b>	<b>20-179</b>
<b>Tenant:</b>	<b>Viterra Canada Inc.</b>
<b>Project:</b>	<b>Pacific Terminals Annex 1 and 2 Vacuum System Upgrade</b>
<b>Project Location:</b>	<b>1803 Stewart Street, Vancouver BC, V6A 4H4</b>
<b>Vancouver Fraser Port Authority SID No.:</b>	<b>VAN069</b>
<b>Land Use Designation:</b>	<b>Port Terminal</b>
<b>Applicant/Permit Holder:</b>	<b>Viterra Canada Inc. - Pacific Terminals</b>
<b>Category of Review:</b>	<b>B</b>
<b>Date of Approval:</b>	<b>February 11, 2021</b>
<b>Date of Expiry:</b>	<b>February 28, 2023</b>

## 1 INTRODUCTION

The Vancouver Fraser Port Authority (the Port Authority), a federal Port Authority, manages lands under the purview of the *Canada Marine Act*, which imparts responsibilities for environmental protection. The Port Authority accordingly conducts project and environmental reviews of works and activities undertaken on these lands to ensure that the works and activities will not likely cause significant adverse environmental effects. This project and environmental review report and project permit (the Permit) documents the Port Authority's project and environmental review of PER No. 20-179: Pacific Terminals Annex 1 and 2 Vacuum System Upgrade (the Project) proposed by Urban Systems Ltd. working on behalf of Viterra Canada Inc. (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

Viterra Canada Inc. is proposing to upgrade their existing vacuum system on the north east corner of the Annex 1 roof. The existing vacuum system is inadequate to service both Annex 1 and Annex 2 simultaneously, and has reached the end of its serviceable life. A primary separator unit will be installed above a storage bin to collect recovered material, which will subsequently be processed in the terminal reclaim system for recovery of any grain. A secondary separator, filtering the finer particles, will discharge into a bin that will feed into the existing dust transportation system. The secondary separator will be shielded by a partial acoustic barrier wall that will mitigate noise impacts.

The installation of the platforms and structures supporting the vacuum system is subject to the requirements of the National Building Code 2015 and as such a Port Authority Building Permit. A condition has been included on the permit that for any structures that are reviewable under the National Building Code a Port Authority Building Permit shall be applied for.

In this project permit, the Project means the physical activities authorized by the Port Authority to be carried out pursuant to **PER No. 20-179**, as described below.

### 2.1 Proposed Works

#### Installation and construction

- The new equipment will be installed on the northeast corner of the roof on Annex 1 and will occupy an approximate area of 61 square metres.
- The primary separator structure will be approximately 5.5 metres in height and the secondary separator structure will be approximately 4.4 metres in height.
- The primary separator will be placed up against the wall of the workhouse while the secondary separator will stand alone.
- Construction will require the use of hand tools, overhead cranes and handling equipment.
- Installation of a 2.5 metre high acoustic barrier on the south, east and west orientations of the secondary separator.

#### Demolition and removal of the existing vacuum system

- The current system will be demolished and removed for disposal, which will require dismantling and cutting into manageable size pieces.
- Scrap metal will be disposed of by a metal recycling provider.

The new vacuum system includes newer and more efficient technology and is anticipated to lower noise emissions. The secondary separator will be shielded by a partial acoustic barrier wall that will mitigate noise impacts.

The new vacuum system will arrive on trucks. No road closure or special permits are anticipated for the delivery or installation of the new system, or for the demolition and removal of the existing system.

There are no proposed marine works, changes to lot grading, soil disturbance, and no new connections to utilities are required.

The construction period is anticipated to run for three to four months with targeted completion at the end of June 2021. The Permit Holder may undertake this work in 2022, hence this permit will be valid for 2 years. Work will occur during standard construction hours, and estimated project cost is \$1,200,00.00.

### 3 VANCOUVER FRASER PORT AUTHORITY INTERNAL REVIEWS

The following Port Authority departments have undertaken and completed a review of these works and confirm that the proposal meets their requirements, subject to the listed project and environmental conditions.

Planning

Environmental Programs

Engineering

Indigenous Consultation

Public Engagement

Transportation

### 4 INDIGENOUS CONSULTATION

The Port Authority has reviewed the proposed works and determined that adverse impacts to Indigenous or Treaty rights are not expected.

### 5 EXISTING POLICIES OR GUIDELINES

The Project area is designated as “Port Terminal” in the Port Authority Land Use Plan. The installation of the new vacuum system does not represent a change in use of the site; it supports the primary use under this designation, and is, therefore, compliant with the Land Use Plan.

### 6 NOTIFICATIONS

#### 6.1 Municipal Notification

The proposed Project was assessed by the Port Authority to have potential impacts to municipal interests. A notification letter was sent to the City of Vancouver on December 2, 2020, notifying them of the proposed Project. The City of Vancouver did not provide any comments.

#### 6.2 Public Engagement

To meet requirements of section 86 of the *Impact Assessment Act*, the Port Authority posted a description of the Project and notice of public participation to the Canadian Impact Assessment Registry to provide the public 30 calendar days to comment on the project and provide community knowledge. The comment period ran from November 3 and December 4, 2020. At the close of the 30 calendar day public comment period, no comments were received from the public.

The proposed Project was assessed by the Port Authority to have minimal or no potential impacts to community interests in the surrounding area either during construction or once the project is completed. Therefore no construction notification was required.

### 7 INFORMATION SOURCES

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

- Application form and materials submitted by Samantha Lahey (Urban Systems) on behalf of the tenant on September, 29, 2020.
- All Project correspondence from October, 22, 2020 to January, 28 2021.
- All plans and drawings labelled PER No.20-179-A to G.

## 8 ENVIRONMENTAL REVIEW DECISION

In completing the project and environmental review, the Port Authority has reviewed and taken into account relevant information available on the proposed project and has considered any adverse impact that the project may have on the rights of the Indigenous peoples, Indigenous knowledge, community knowledge, comments received from the public, and measures that would mitigate any significant adverse environmental effects of the project. We conclude that with the implementation of proposed mitigation measures and conditions described in the project and environmental conditions section below, the Project is not likely to cause significant adverse environmental effects.

ORIGINAL COPY SIGNED

**LISA McCUAIG**  
MANAGER, ENVIRONMENTAL PROGRAMS

February 10, 2021

**DATE OF DECISION**

## 9 CONCLUSION

In completing the project and environmental review, the Port Authority concludes that with the implementation of proposed mitigation measures and conditions described in the project and environmental conditions section below, the Project has appropriately addressed all identified concerns.

## PROJECT AND ENVIRONMENTAL REVIEW DECISION

Project Permit PER No. 20-179 is approved by:

ORIGINAL COPY SIGNED

**CHRIS BISHOP**  
MANAGER, PLANNING

February 11, 2021

**DATE OF APPROVAL**

## 10 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 Viterra Canada Inc. (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.**

All Port Authority Guidelines and Record Drawing Standards referenced in this document can be located at: <https://www.portvancouver.com/development-and-permits/project-and-environmental-reviews/technical-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, including the attached plans and drawings numbered <b>PER No. 20-179-A to G</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 all plans, documents, and notices required under this Permit to the following email address: <b>per@portvancouver.com</b> and referencing <b>PER No.20-179</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 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 submit signed and sealed drawings for proposed works approved for construction by a professional engineer licensed to practice in the Province of British Columbia.	5 business days before commencing construction or any physical activities
15.	For buildings, structures and proposed interior changes to buildings that are reviewable under the National Building Code and National Fire Code, the Permit Holder shall apply for a Port Authority Building Permit.	40 business days before commencing construction or any physical activities
16.	Prior to commencing construction or any physical activities, 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
<b>CONDITIONS – DURING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES</b>		
17.	The Permit Holder shall notify the Port Authority upon commencement of construction, or any physical activities (e.g., mobilization to the Project site).	
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>7:00 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.	
19.	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.	
20.	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.	
21.	<p>If the Permit Holder encounters, expects to encounter, or should expect to encounter an actual or potential archaeological resource, the Permit Holder shall:</p> <ul style="list-style-type: none"> <li>a) Immediately stop any activities that may disturb the archaeological resource or the site in which it is contained (Site);</li> <li>b) Not move or otherwise disturb the archaeological resource or other remains present at the Site;</li> <li>c) Stake or flag the Site to prevent additional disturbances; and,</li> <li>d) Immediately notify the port authority by email and phone.</li> </ul>	

22.	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/development-and-permits/building-permits/">https://www.portvancouver.com/development-and-permits/building-permits/</a> . Should one or more of the criteria not be met, a port authority Building Permit is required.	
23.	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.	
24.	Air emissions from vehicle/equipment exhaust, dust and vapours shall be minimized and managed to avoid effects on and off the Project site. More detailed guidance is available in Best Practices for the Reduction of Air Emissions from Construction and Demolition Activities prepared for Environment Canada (Cheminfo Services Inc. March 2005).	
25.	All non-road diesel equipment in use within Port Authority jurisdiction shall be reported as required under the Non-Road Diesel Equipment Program ( <a href="https://www.portvancouver.com/environment/air-energy-climate-action/terminal-energy-efficiency/nrde/">https://www.portvancouver.com/environment/air-energy-climate-action/terminal-energy-efficiency/nrde/</a> ).	
26.	No in-water works or activities below the top of bank shall be conducted as part of the Project.	
27.	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> .	
28.	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.	
	<b>CONDITIONS – PRIOR TO OPERATION</b>	<b>SUBMISSION TIMING (Business Days)</b>
29.	The Permit Holder shall conduct dust filtration performance testing of representative filters of each class/type during commissioning of the new vacuum system. A summary report with supporting test data that includes a comparison between the previous and new systems shall be provided to the Port Authority.	Within 60 days of operation of the new vacuum system
30.	The Permit Holder shall notify the Port Authority of any noise-related complaints received from the community and stakeholders during commissioning and operation of the new vacuum system. Noise monitoring and additional noise mitigations may be required by the Port Authority at such time.	As needed during operation of the new vacuum system
	<b>CONDITIONS – UPON COMPLETION</b>	<b>SUBMISSION TIMING (Business Days)</b>
31.	The Permit Holder shall notify the Port Authority upon completion of the Project.	Upon substantial completion

32.	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/wp-content/uploads/2020/01/VFPA-Record-Drawing-Standards-version-2-3.pdf">https://www.portvancouver.com/wp-content/uploads/2020/01/VFPA-Record-Drawing-Standards-version-2-3.pdf</a> ), in both AutoCAD and Adobe (PDF) format to the port authority, including a Project site plan that clearly identifies the location of works.	Within 40 business days of 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>February 28, 2023</b> .		
<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> <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>		

## 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.