

January 6, 2017

Mr. Andre Olivier
Manager, Engineering
Pacific Coast Terminals Co. Ltd.
2300 Columbia Street
Port Moody, BC V3H 5J9

Dear Mr. Olivier:

RE: **VFPA Project Permit No. 14-096
Pacific Coast Terminals, Request for Extended Hours of Work for Project
Construction from January 6, 2017 to May 15, 2017 – Potash Handling
System**

The Vancouver Fraser Port Authority has received a request from Pacific Coast Terminals Co Ltd (PCT) to extend hours of construction for the potash handling system, from 8:00 pm to 7:00 am, Monday to Saturday, and from 7:00 am to 7:00 am (24 hours), Sunday, from January 6, 2017 to May 15, 2017, inclusive.

PCT states that due to the extensive construction work involved, and unforeseen construction delays, it is not possible to complete the works during normal working hours by May 15, 2017. Original construction completion was scheduled for March 2017. The minimization of construction delays is necessary to ensure that completion of the Terminal works coincide with the completion of the off-site potash mine and processing facilities.

Scope of works during extended hours are limited to installation of equipment in the: a) conveyors and storage areas; b) wastewater treatment area; c) railcar unloading area; and d) shiploader area. The night work will utilize various types of equipment, including hand tools, light vehicles, zoombooms, forklifts, loaders, cable pullers, generators, lights, and cranes. The nearest work area is approximately 250 m away from the closest residential area, which is located just south of Barnet Highway. PCT states that the impact to the adjacent community should be minimized due to the presence of a steep embankment, a wooded area, and the Barnet highway, all of which are situated between the physical work area and the closest residential area.

Condition No. 18 in the Project Permit states that any construction activities proposed beyond 8:00 pm shall require prior approval by VFPA, and shall require prior community notification, as determined by VFPA.

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VFPA will allow extended hours of work during the above noted windows provided the following conditions are met:

1. Pacific Coast Terminals shall ensure the scope of works undertaken during extended hours is limited to the hours, dates, and activities outlined in their November 14, 2016 request letter (see attached) and supplemental information provided up to and including December 13, 2016.
2. Pacific Coast Terminals shall implement all proposed mitigation measures and activities outlined in their November 14, 2016 request letter and all supplemental information provided up to and including December 13, 2016, including:
 - Undertaking a noise study involving prediction and monitoring of sound levels by a qualified consultant;
 - Identifying potentially noisy equipment and implementing noise mitigation measures;
 - Utilizing modified, suppressed backup alarms on mobile equipment;
 - Directing lighting toward the work areas and away from nearby residences;
 - Planning for relatively noisier and less noisy works to occur during the day and night, respectively. Operations performed between 8:00 pm and 7:00 am shall not utilize pneumatic tools or other similar equipment likely to cause disturbance to the public; and,
 - Tracking any noise complaints, identifying noise sources that form the basis of the complaints, and implementing additional mitigation measures where required; and,
 - Providing community updates via the PCT website and Channels newsletter.
3. Pacific Coast Terminals shall:
 - Prior to undertaking works during the extended work hour intervals, forward to VFPA a copy of the letter prepared by a qualified noise consultant detailing the methods for: monitoring noise levels, the criteria for determining if noise levels are excessive, and recommended mitigation options;
 - Prior to undertaking works during the extended work hour intervals, forward to VFPA a copy of the baseline noise assessment; and,
 - During the extended work hour intervals, forward to VFPA, on a weekly basis for the duration of the project, any captured noise monitoring data. Please be aware that additional noise monitoring and mitigations to reduce noise impacts may be required by VFPA.
4. Pacific Coast Terminals shall:
 - Submit a construction notice and proposed distribution area to VFPA for approval prior to distribution to residents, which in turn shall occur a minimum of (10) ten business days in advance of the start of the extended construction work window; and,
 - Forward a copy of the construction notice to the City of Port Moody.
5. All Project Permit 14-096 conditions shall be adhered to during the extended work window.

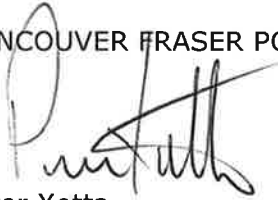
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VFPA reserves the right to cancel or revoke authorization for this work within Port jurisdiction during extended periods if noise levels or disturbances to surrounding residents exceed reasonable levels.

Should you have any questions please contact Gord Tycho, Senior Planner, at 604-665-9561.

Sincerely,

VANCOUVER FRASER PORT AUTHORITY



Peter Xotta
Vice President, Planning & Operations

cc Wade Leslie, Vice President and General Manager, PCT
Greg Yeomans, Director, Planning & Development, VFPA
Andrea MacLeod, Manager, Environmental Programs, VFPA
Tegan Smith, Manager, Planning, VFPA
Gord Tycho, Senior Planner, VFPA
Barbara Yandel, Senior Property Administrator, Real Estate, VFPA
Naomi Horsford, Manager – Municipal Executive Liaison, VFPA
Lilian Chau, Manager, Project Communications, VFPA

encl (1) PCT - 2016-11-14 PP#2014-096: Work Hour Variance Request