

DATE OF APPROVAL	June 3, 2010
APPLICANT	Deep Cove Yacht & Sport Club
ADDRESS OF APPLICANT	4420 Gallant Avenue, North Vancouver, BC V7G 1L2
PROJECT LOCATION	Deep Cove Yacht & Sport Club
PROJECT TITLE	Deep Cove Yacht Club – Dock Modifications

PROJECT DESCRIPTION

Replacement of an existing A Dock float with a 21.6 m (70 ft.) float; extensions to dock finger lengths along A Dock; relocation of A Dock floats eastward approximately 10.6 m (35 ft.); extension of the floating walkway to the relocated A Dock.; relocation of all dinghy floats away from the beach to D Dock; and extension of B, C, & D Docks approximately 8m (26 ft.) towards the south.

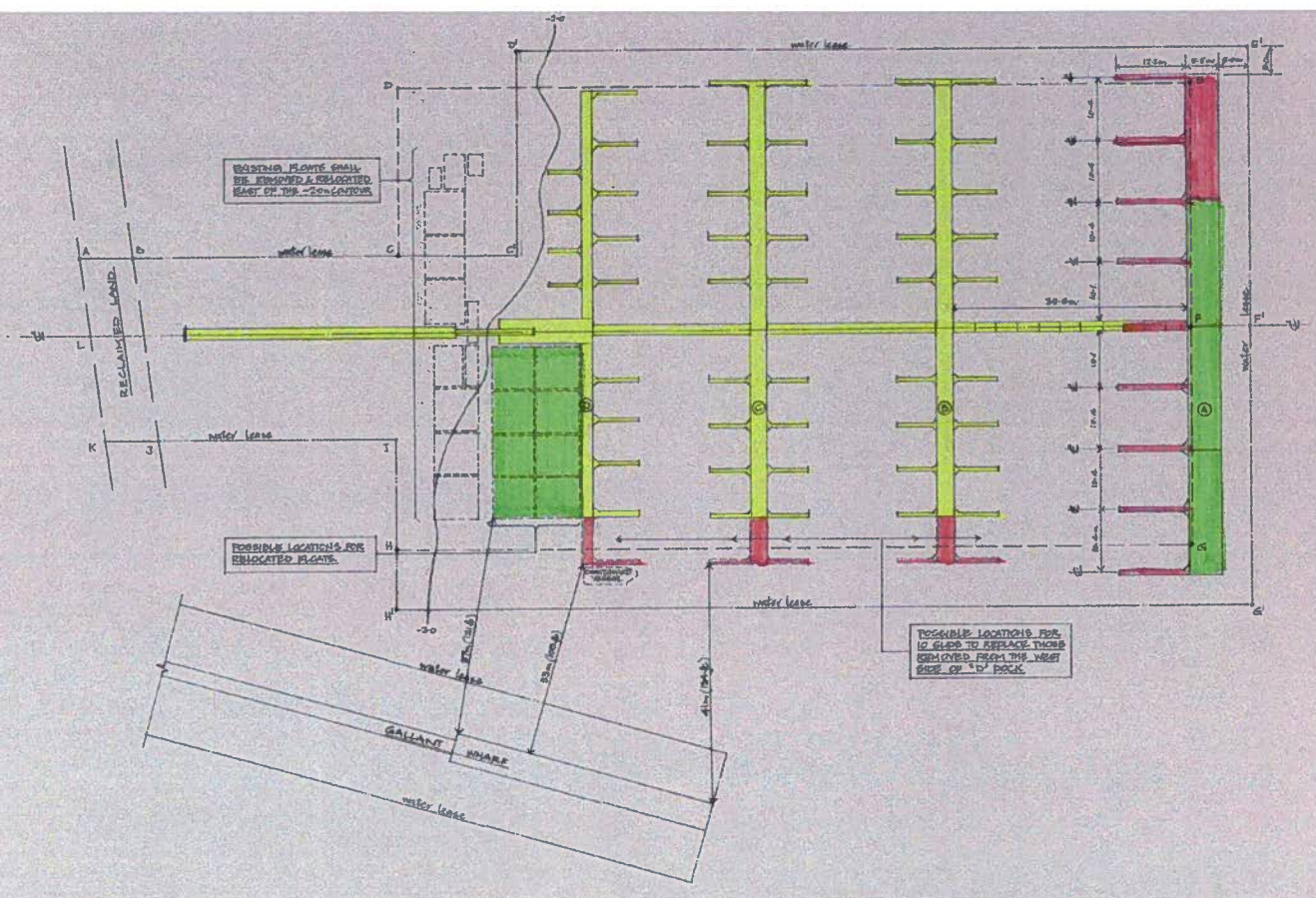
CONDITIONS OF APPROVAL:

1. This Permit is granted subject to the fulfillment of all other requirements of the Vancouver Fraser Port Authority (VFPA), doing business as Port Metro Vancouver, relating to the Project, and subject to all applicable laws and other necessary approvals being obtained. Prior to commencing construction the Applicant shall ensure that it has complied with all necessary legal requirements and that all necessary regulatory approvals have been obtained. Furthermore, the issuance of the VFPA Project Review Permit does not preclude compliance with the regulatory processes and requirements of any other applicable agencies;
2. This Permit in no way endorses or warrants the design, engineering, or construction of the construction works contemplated under this Permit and no person may rely upon this Permit for any purpose other than the fact that VFPA has permitted the contemplated construction works to commence, subsequent to the issuance of this Permit, in accordance with the terms and conditions of this Permit;
3. In consideration of the granting of this Permit by VFPA the Applicant agrees to indemnify and save harmless VFPA against any and all actions, claims, loss, damages or other expenses in any way arising or following from or caused by the granting of this Permit or the construction of any works as contemplated by this Permit;
4. Development shall be generally in accordance with the application submitted by Deep Cove Yacht and Sport Club on October 20, 2009 and the attached design drawings:
 - "Proposed Repairs to "A" Dock", amended May 18, 2010; and
 - "Proposed Water Lease Modifications" amended May 18, 2010;

5. Prior to the commencement of construction, the Applicant shall complete all tenure arrangements with VFPA Real Estate necessary to accommodate the approved works;
6. Prior to the commencement of construction, the Applicant shall submit signed and sealed drawings for the all new dock facility structures, approved for construction by a professional engineer licensed to practice in the Province of British Columbia;
7. The Applicant shall adhere to the conditions listed on the attached BERC letter # 1003B004;
8. Details of any significant proposed changes to the Project or relating to the application must be submitted to VFPA for consideration of an amendment to this Permit;
9. The Applicant shall notify VFPA upon commencement of construction of the approved works and upon completion of the Project;
10. The Applicant shall provide as-built drawings, in AutoCAD and Adobe (PDF) format, within 60 days of completion of all works; and,
11. The approved works must commence by July 31, 2010 (the "Commencement Date") and be complete no later than April 30, 2011 (the "Completion Date"). For an extension to the Commencement Date, the Applicant must apply to VFPA in writing no later than 30 days following that date. For an extension to the Completion Date, the Applicant must apply in writing to VFPA no later than 30 days prior to that date. Failure to apply for an extension as required may, at the sole discretion of VFPA, result in termination of this approval.



PETER XOTTA
VICE-PRESIDENT
PLANNING AND DEVELOPMENT



PLAN
SCALE - 1:400 metric

WATER LEASE DIMENSIONS

EXISTING		PROPOSED	
A - B	5,940	A - B	9,940
B - C	48,915	B - C	65,200
C - D	28,907	C - D	34,482
D - E	155,000	D - E	158,919
E - F	42,000	E - F	47,672
F - G	32,000	F - G	47,672
G - H	138,000	G - H	144,000
H - I	18,108	H - I	29,858
I - J	40,691	I - J	40,691
J - K	9,832	J - K	9,832
K - L	18,157	K - L	18,157
L - A	18,220	L - A	18,220

LEASE AREA - 11,920m² (EXISTING)
LEASE AREA - 14,128m² (PROPOSED)

DATA FROM PORT METRO VANCOUVER LEASE PLAN # 2002-001

MOORAGE SUP SUMMARY

EXISTING	PROPOSED		
'A' DOCK	- 20	'A' DOCK	- 16
'B'	- 38	'B'	- 44
'C'	- 58	'C'	- 44
'D'	- 40	'D'	- 32
TOTAL	- 156	TOTAL	- 136

LEGEND

EXISTING	
EXISTING RELOCATED	
NEW	

REV	DATE	DESCRIPTION
REVISIONS		
		DEEP COVE YACHT & SPORT CLUB 1420, GALLANT AVE, NORTH VANCOUVER
		PROPOSED REPAIRS TO 'W' DOCK
		MAY 18, 2010

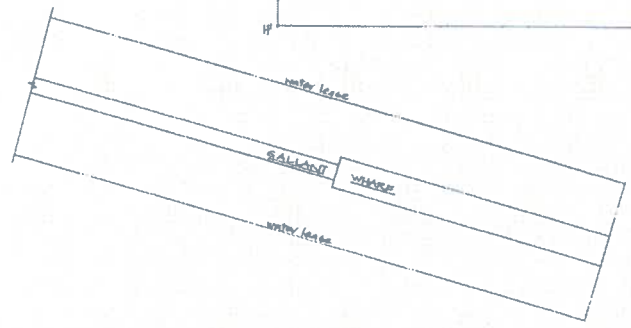
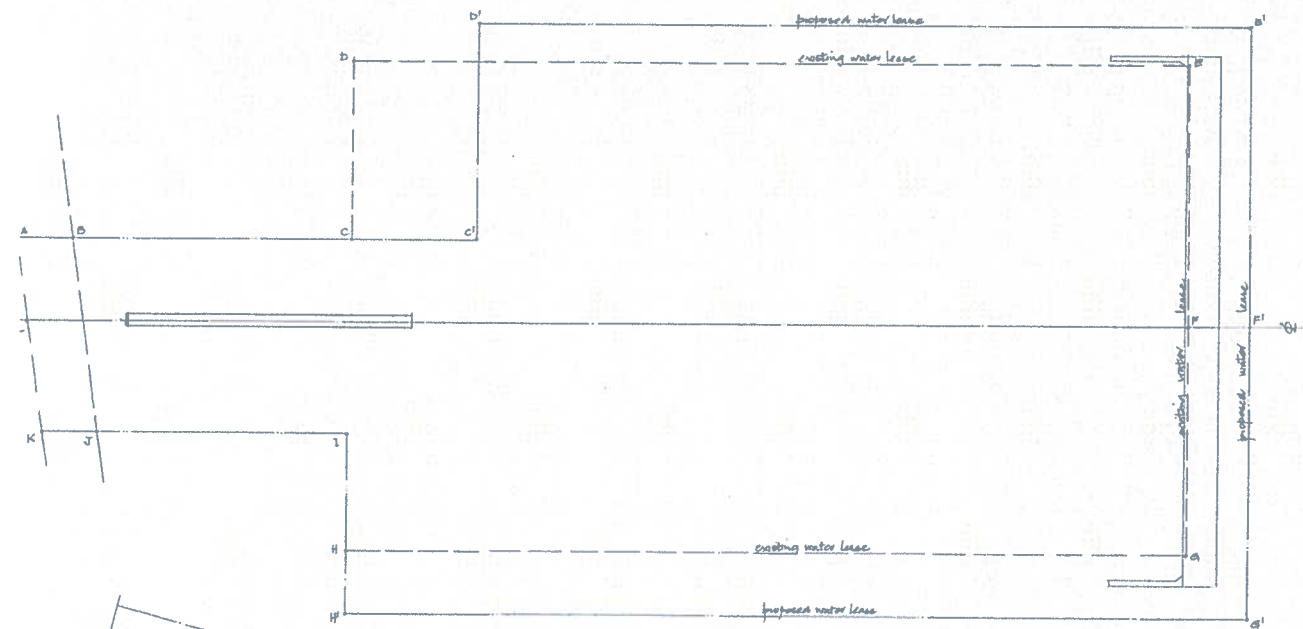
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REVISION

VANCOUVER FRASER PORT AUTHORITY PROJECT PERMIT 2009-107

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

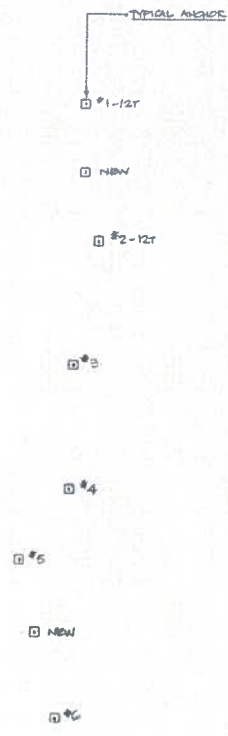
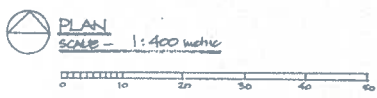
Signed:
Dated: 3. JUN. 2010

Canada



WATER LEASE DIMENSIONS

EXISTING		REVISED	
A - B	: 9.440	A - B	: 9.440
B - C	: 46.815	B - C'	: 65.000
C - D	: 20.007	C' - D'	: 34.462
D - E	: 150.000	D' - E'	: 125.815
E - F	: 42.000	E' - F'	: 47.672
F - G	: 37.000	F' - G'	: 47.672
G - H	: 185.000	G' - H'	: 145.000
H - I	: 19.108	H' - I	: 20.535
I - J	: 40.681	I - J'	: 40.681
J - K	: 9.392	J - K	: 9.392
K - L	: 10.137	K - L	: 10.137
L - A	: 13.220	L - A	: 13.220
LEASE AREA - 11,939m ² (EXIST)		LEASE AREA - 14,120m ² (REV)	
DATA FROM PERIMETER VANCOUVER LEASE PLAN # 2002 - 088			



VANCOUVER FRASER PORT AUTHORITY PROJECT PERMIT 2009-107

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Canada

Signed: *[Signature]*
Dated: 3. JUN. 2010

REV	DATE	DESCRIPTION
REVISIONS		
		DEEP COVE YACHT & SPORT CLUB 4420 GALLANT AVE, NORTH VANCOUVER
		PROPOSED WATER LEASE MODIFICATIONS
		MAY 18, 2010

26 May 2010

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

by e-mail: Carolina.Eliasson@portmetrovancover.com

Attn: Carolina Eliasson, Environmental Services

Subject: BERC CPR# 1003B004 – Deep Cove Yacht Club – Proposed Modifications to House Dock System

PROJECT REVIEW

Reference is made to the above subject application submitted to the Burrard Environmental Review Committee (BERC) for a coordinated environmental review. This application has been reviewed by BC Environment, Fisheries and Oceans Canada and Transport Canada.

Reference is also made to the following documents:

- i) The October 27, 2009 cover letter and 'Port Metro Vancouver - Project Review Application Form' and attached drawings addressed to S. Suszezniez of Vancouver Fraser Port Authority of *Deep Cove Yacht Club* regarding "Proposed Modifications to the House Dock Systems".
- ii) Keystone Environmental Deep Cove Yacht Club Biophysical Assessment dated Dec 13, 2009.
- iii) Seacology - Marine Subtidal Biological Survey Deep Cove Yacht Club January 2010.
- iv) BERC CPR# 1003B003 – Deep Cove Yacht Club – Proposal to Dredge Beneath the Dinghy and Junior Sailing Docks-interim response
- v) The May 20 email from Tim Blair of Port Metro Vancouver to Carolina Eliasson of Port metro Vancouver Re; DCYC Revised Drawings and attachments.

From the information provided, BERC understands that Deep Cove Yacht Club is proposing modifications to its House Dock System located at in the waterlot of 4420 Gallant Avenue, Deep Cove, BC in order to prevent dock grounding near on Eelgrass habitat beds and to avoid the need for future ongoing dredging activities. The modification works will mainly entail the following:

- Extending B and C docks by one slip on east and west sides by adding two fingers to the south ends of the existing docks.
- Extending D dock by one slip by adding a single finger on the south-eastern end
- Moving 'A' Dock eastward 35 feet, southward 17.5 feet and northward 17.5 feet. One of the existing 35 foot dock sections will be replaced with a new 70 foot dock section.

- The associated installation of two new 12 ton anchor blocks and two new five ton anchor blocks

If any of the foregoing points are inaccurate, misleading or otherwise require further discussion please notify the undersigned at your earliest convenience as the BERC member agencies may wish to modify their comments accordingly.

On the understanding that the foregoing points accurately reflect the subject proposal, it is the opinion of the BERC member agencies that the potential adverse impacts to fish, wildlife and their habitat associated with the works as described above can be mitigated through the application of appropriate criteria. Accordingly, the BERC member agencies recommend that this project be subject to adherence to the following mitigation measures:

1. Deep Cove Yacht Club shall ensure that all works are as described in the above referenced documents.
2. Deep Cove Yacht Club acknowledges that all plans and specifications relating to this project have been duly prepared and reviewed by appropriate professionals working on its behalf. Deep Cove Yacht Club and its agent(s) and/or contractor(s), further acknowledge that it is solely responsible for all design, safety and workmanship aspects of all of the works associated with the subject project.
3. Deep Cove Yacht Club shall ensure that all work associated with the subject project complies with the requirements of the *Fisheries Act*, and all other applicable laws, legislation, and best management practices. In this regard, Deep Cove Yacht Club should be aware that Section 36(3) of the federal *Fisheries Act* prohibits the discharge of deleterious substances to waters frequented by fish either directly or indirectly as by storm sewer. Due diligence is required at all times to prevent such discharges and adherence to the mitigation measures in this letter does not provide relief from ongoing responsibilities in this regard.
4. The disturbance to intertidal foreshore is to be kept to the absolute minimum required to conduct the works.
5. Water-based machinery or equipment (e.g. boat, barge, etc.) shall be firmly moored in deep water, far enough offshore to prevent any grounding onto the intertidal foreshore or seabed of Deep Cove. The only exception is the use of vertical spuds or other anchors to keep the machinery or equipment firmly moored in place.
6. Deep Cove Yacht Club shall ensure that sediment or sediment-laden waters or other deleterious substances are not allowed to enter the aquatic environment during the proposed works. All works and activities, including in-water works and works over or adjacent to the water shall be carried out in compliance with the following water quality criteria. This includes induced sedimentation of foreshore and near shore areas and the induced turbidity of local marine waters, and the release of sediment, sediment-laden waters, and turbid waters to the aquatic environment as a result of works associated with the project.
 - When background is less than or equal to 50 nephelometric turbidity units (NTU) induced turbidity should not exceed 5 NTU above the background value, and
 - When background is greater than 50 NTU, induced turbidity should not exceed the background values by more than 10% of the background value, or
 - When background is less than or equal to 100 milligrams per litre (mg/L) non-filterable residue (NFR) induced NFR should not exceed 10 mg/L above the background value, and

- When background is greater than 100 mg/L NFR, induced NFR should not exceed 10 % of the background value.

For the purposes of this letter, background is defined as the level at an appropriate adjacent reference site that is affected neither by works at the site, nor sediment-laden or turbid waters resulting from works at the site.

7. Deep Cove Yacht Club shall adhere to all applicable legislation, guidelines, and best management practices with respect to the application of wood preservatives or any other paints or coatings. Wood preservatives are to be applied at an established upland wood preservation facility and are to be applied in the dry, sufficiently in advance of the installation of the treated timber to allow the preservative to completely absorb and prevent leaching into the aquatic environment. This condition applies to initial construction and to subsequent maintenance. Reference should be made to Fisheries and Oceans Canada "Guidelines to Protect Fish and Fish Habitat From Treated Wood Used In Aquatic Environments in the Pacific Region" (Hutton, K.E. and S.C. Samis. 2000. Can. Tech. Rep. Fish. Aquat. Sci. 2314: vi + 34 p).
8. All work and activities at the site must be carried out such that there is no discharge, either direct or indirect, of construction waste, excavation waste, overburden, soil, dewatering effluent, oil, grease or any substances deleterious to aquatic life onto the bank of or into the waters of Deep Cove.
9. All machinery used on-site should be in good repair and free of excess oil and grease. Any fuelling or maintenance of such equipment should occur on the upland and greater than 30 metre away from the foreshore or any watercourse.
10. In order to guard against the effects of any potential accidental release of hydrocarbon products (e.g., fuel, oil, hydraulic fluid, etc.), from equipment at the site during construction, an appropriate spill prevention, containment, and clean up contingency plan for hydrocarbon products and other deleterious substances (e.g., creosote) shall be put in place prior to work commencing. Appropriate spill containment and cleanup supplies shall be kept available on site whenever the subject works are underway. Further, personnel working on the project should be familiar with implementing the spill clean up plan and the deployment of spill response materials.
11. It should be noted that this proposal submitted to BERC for environmental comment is also reviewed by Transport Canada to determine navigational issues pursuant to the *Navigable Waters Protection Act* (NWPA). If additional information is required to complete the navigation impact assessment, the area officer may contact Deep Cove Yacht Club directly.
12. The Field Supervisor, Department of Fisheries and Oceans Conservation and Protection, Lower Mainland/Squamish, is to be advised at least two (2) days in advance of the start of works (tel. 604-664-9250 or fax 604-664-9255). The BERC member agencies provide this letter of advice outlining environmental concerns and a copy of this BERC letter of advice is to be retained on site at all times when the subject works are underway, and shall be available for inspection by a Fishery Officer, Guardian, or Inspector upon request.

If any of the understandings set out in this letter are incorrect, the BERC member agencies must be notified prior to the start of work, as alternate or further restrictions may apply.

This letter is valid until **April 30, 2011**. After that date it will be void, no longer valid. If the subject works have not been substantially completed by that time, a new application and approval will be required. This will ensure that the proposed works will conform to current policy, guidelines and legislation of the BERC member agencies.

It is understood that by proceeding with the subject works, Deep Cove Yacht Club and its agent(s) and/or contractor(s), shall have indicated that they understand, accept and have agreed to the foregoing conditions. In this regard, a copy of this letter of advice is to be provided to any contractor(s) prior to work commencing. In addition, a copy of this letter is to be retained on site at all times when the subject works are underway, and shall be available for inspection by a Fishery Officer or other authorized person upon request.

The above comments and recommendations are based solely upon consideration by the BERC member agencies of the potential adverse environmental impacts associated with this project. It is possible that the BERC member agencies may be made aware of environmental or other concerns held by others. Any such additional comments that may be received will be forwarded for consideration. All other issues, including zoning, and necessary permitting must be addressed directly with the responsible authorities.

Thank you for referring this matter to BERC for comment.

Yours sincerely,

Burrard Environmental Review Committee



Per:

Caroline Dorr
Project Review Coordinator

cc: M. Manson, Fisheries and Oceans Canada (by email)
R. Greville, Transport Canada NRPD (by email)
M. Willcox, BC Environment (by email)

DFO C&P Field Supervisor, Lower Mainland/Squamish (by fax: 604-664-9255)