

WASTE DISCHARGE PERMIT NO. SC-101367-NSSA

Pursuant to:

Greater Vancouver Sewerage & Drainage District Sewer Use Bylaw No. 299, 2007, as amended (the "Bylaw")
and the BC Environmental Management Act, S.B.C. 2003, c.53

Issued to:

JPD 351 West 3rd Developments Ltd.
(the "Permittee")

To Authorize:

the discharge of Wastewater to Sewer from
a site excavation project

Located at:

351 3rd Street W, North Vancouver, BC V7M 1G3

Effective Period:

The terms and conditions set out in the Permit apply to the existing or planned works as of
September 04, 2026 and this Permit will expire on February 28, 2027.

All previous versions of this Waste Discharge Permit are hereby rescinded and rendered null and void as of the
start of the effective period stated above.

Issued: July 21, 2025
Amended: September 04, 2026


Maari Hirvi Mayne, M.Eng., P.Eng.
Deputy Sewage Control Manager

GREATER VANCOUVER SEWERAGE & DRAINAGE DISTRICT

SCHEDULE A

This Schedule sets out requirements for the quantity and quality of the discharge to Sewer.

1. AUTHORIZED DISCHARGE SOURCE

Wastewater from a site excavation project located at 351 3rd Street W, North Vancouver, BC V7M 1G3.

Sample port after a flow restriction valve and flow meter.

2. DISCHARGE SAMPLING AND ANALYSES

Sample collection time(s), date(s) and discharge flows must be recorded during the period that the samples are taken.

a) The Permittee must continuously measure and record the daily discharge flow rate to sanitary sewer during each month of operation using the method(s) authorized in Section 5 and record for reporting purposes, the following:

- Total discharge volume for the month (m^3)
- Number of days of discharge to sewer during the month
- Maximum daily discharge flow rate during the month (m^3/d)
- Total daily discharge volume on the date of sampling (m^3)
- Maximum instantaneous flow rate during the month (L/s)

On one normal operating day once per month collect 1 set of grab samples and analyze for:

- pH
- Total Suspended Solids
- Oil & Grease Hydrocarbon
- Total Oil & Grease
- Benzene
- Polycyclic Aromatic Hydrocarbons
- Total BETX
- Total Metals by ICP Scan including:
Aluminum, Arsenic, Boron, Cadmium, Chromium, Cobalt, Copper, Iron, Lead,
Manganese, Molybdenum, Nickel, Selenium, Silver, Zinc

3. AUTHORIZED RATE OF DISCHARGE

- Maximum daily discharge volume: **195.00 m^3/d**
- Maximum instantaneous peak flow rate: **6.00 L/s**
- Maximum total discharge volume over Permit term: **11,438 m^3**

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Additional Conditions: The Permittee will monitor discharge in accordance with the procedures in Schedule A, Section 7.

Site Runoff: Site runoff must be prevented from entering the sanitary sewer system via the excavation.

4. AUTHORIZED DISCHARGE CRITERIA

- a) The Permittee must not discharge Prohibited Waste, Storm Water (with the exception of direct precipitation on the open excavation) or Uncontaminated Water, as defined in the Bylaw.
- b) The Permittee must not discharge Hazardous Waste, or effluent from the treatment of Hazardous Waste which exceeds the Effluent Standards for Hazardous Waste Facilities, as stipulated in Schedule 1.2, Column 3, of the BC Environmental Management Act Hazardous Waste Regulation.
- c) The Permittee must not discharge Restricted Waste or other Waste, as defined in the Bylaw, including but not limited to the following (regardless of sample type):

Parameter	Authorized Limit	Notes
pH	5.5 - 10.5 pH Units	
Total Suspended Solids	600 mg/L	
Oil & Grease Hydrocarbon	15 mg/L	
Total Oil & Grease	150 mg/L	
Benzene	0.1 mg/L	
Polycyclic Aromatic Hydrocarbons	0.05 mg/L	
Total BETX	1 mg/L	
Aluminum - total	50 mg/L	
Arsenic - total	1 mg/L	
Boron - total	50 mg/L	
Cadmium - total	0.2 mg/L	
Chromium - total	4 mg/L	
Cobalt - total	5 mg/L	
Copper - total	2 mg/L	
Iron - total	10 mg/L	
Lead - total	1 mg/L	
Manganese - total	5 mg/L	
Molybdenum - total	1 mg/L	
Nickel - total	2 mg/L	
Selenium - total	1 mg/L	
Silver - total	1 mg/L	
Zinc - total	3 mg/L	

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5. AUTHORIZED WORKS AND PROCEDURES

The authorized works and procedures to treat and/or control the discharges are:

Source: Dewatering including:

Groundwater inflow into the site structure's drainage system.

Type: Continuous

Works and Procedures	Completion Date
Continuous pH monitoring and recording	Completed
Continuous pH adjustment	Completed
Effluent storage tank	Completed
Flow restriction valve	Completed
Continuous flow monitoring and recording	Completed

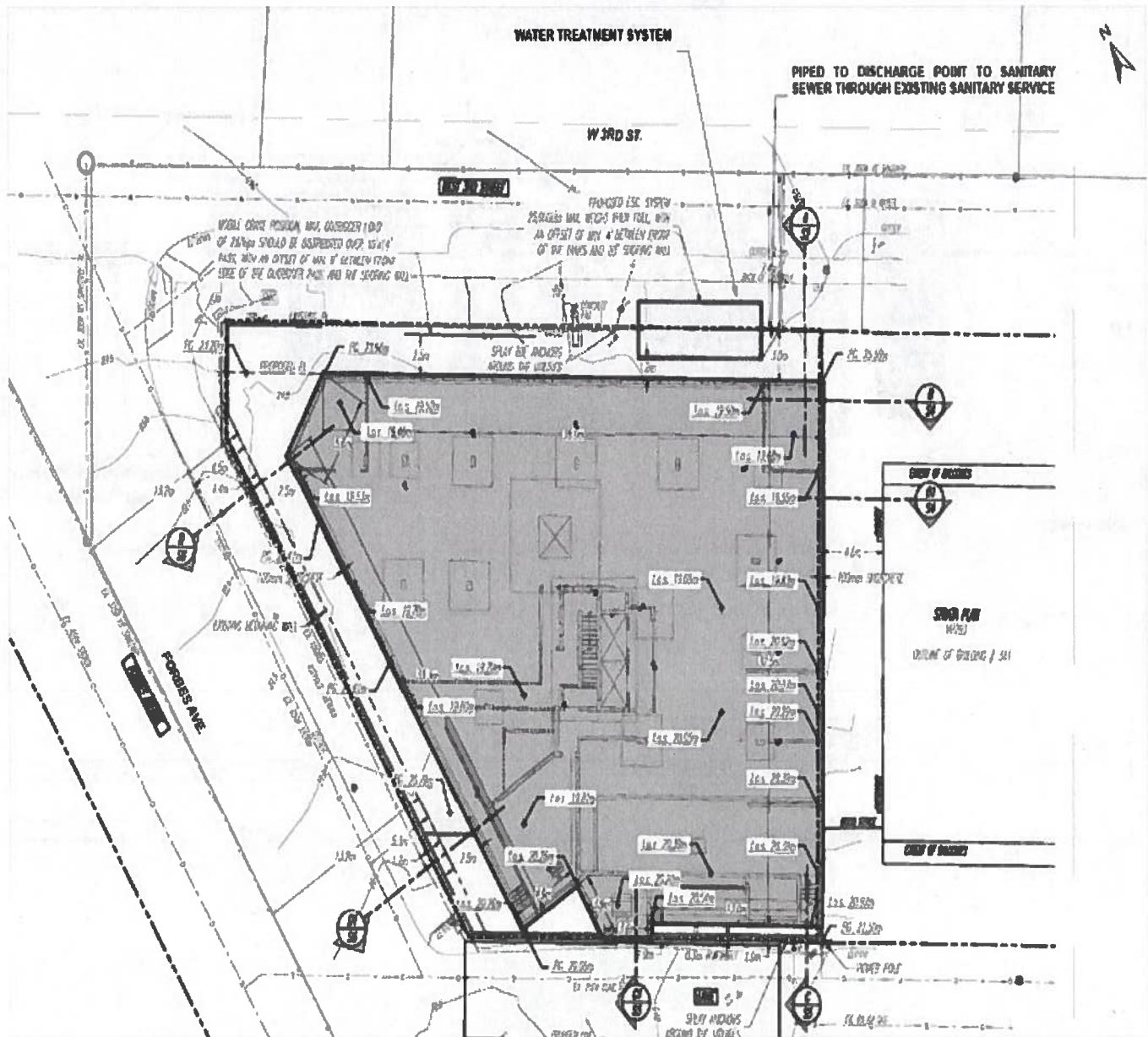
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6. SITE PLAN(S) AND/OR TREATMENT WORKS SCHEMATIC DIAGRAM(S)

a) Site Location



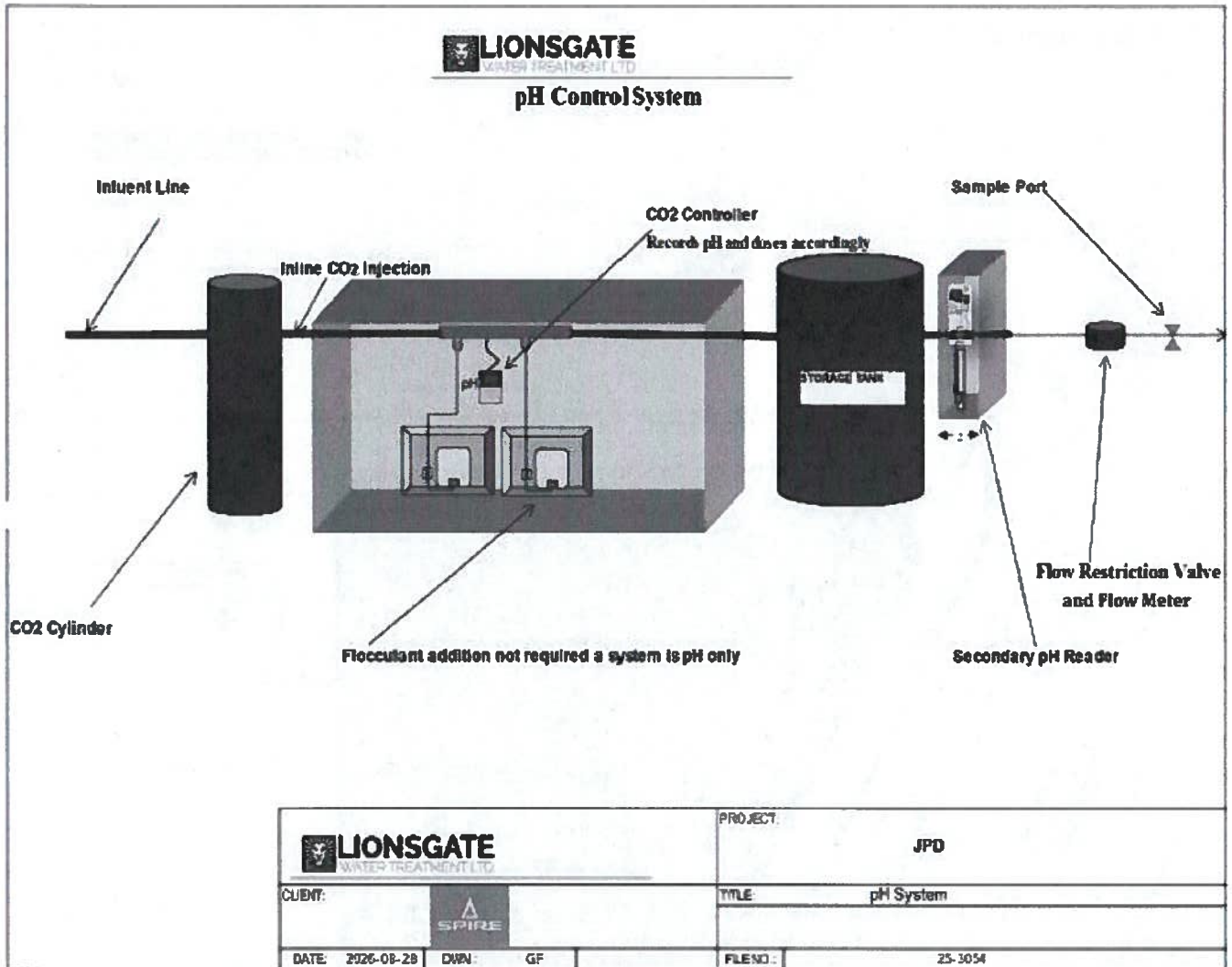
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b) Treatment Works Schematic



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7. INSPECTION AND FIELD MONITORING

The Permittee must retain a Qualified Professional (QP) to complete inspections of the excavation, dewatering activities and treatment works. The QP or someone working under the supervision of the QP ("the site representative") must complete inspections on all days when there is discharge to the sanitary sewer.

The Permittee must keep an inspection and field monitoring log on-site. The QP or site representative must conduct twice daily inspections, at the beginning and end of the day shift.

During each inspection, the QP or site representative must check and record the following on the inspection and field monitoring log:

- Wastewater pH measurements taken at the discharge sample point
- Confirmation of the appropriate Schedule A, Section 3 flow restriction valve setting
- Instantaneous flow rate at the time of flow restriction valve setting confirmation

The inspection and field monitoring log must be available for inspection by Metro Vancouver.

Independently, and once a week, the treatment works supplier must inspect all components listed in Sections 5 and 6 of Schedule A. The Permittee must keep these inspection records on-site and available for inspection by Metro Vancouver.

8. REPORTING REQUIREMENTS

By October 31, 2026 and monthly thereafter for the term of this permit:

The Permittee must submit a report detailing the results of the discharge sampling and analyses program, as specified, for the previous month including lab reports. This information must be submitted electronically using the supplied password-enabled web based application.

Should a violation of any term or condition of the Permit be noted, the report must include a summary of the investigation into the cause of the violation and the corrective actions taken or proposed to prevent future violations. This does not preclude the immediate notification requirements specified in Schedule B.

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SCHEDULE B

This Schedule sets out standard conditions and requirements for emergency procedures.

1. STANDARD CONDITIONS

- a) Except as otherwise provided in this Permit, all terms, conditions and definitions stipulated in the Bylaw must apply to this Permit.
- b) Pursuant to the Bylaw, the Sewage Control Manager (the Manager) may amend the terms and conditions of this Permit.
- c) All records required by this permit must be kept available for a minimum period of one year.

2. WORKS AND PROCEDURES

- a) All authorized works, procedures and requirements must be employed at all times during any discharge to sewer. As applicable, all such works must be inspected and calibrated regularly and maintained in good working condition.
- b) The Manager may require that additional works be installed if the existing works do not provide an acceptable level of treatment. The Manager may authorize new works or alterations to existing works. The Manager may authorize new waste sources.

3. NOTIFICATION PROCEDURES

The Permittee must immediately report to Metro Vancouver by phone: 8:00 AM -11:30 PM at 604-436-6777, 11:30 PM – 8:00 AM at 604-643-8488 and by email: EREnotifications@metrovanancouver.org:

- a) Spills with the potential to be discharged to the Sanitary Sewer.
- b) Failure of authorized works or conditions and/or failure to carry out authorized procedures that will or have the potential to result in a Permit limit being exceeded.
- c) Discharge pH less than 2 or greater than 12.5.

4. BY-PASSES

The discharge of Wastes that by-pass any authorized works or that is not in accordance with procedures designated by the Permit is prohibited, unless prior authorization has been obtained and confirmed in writing from the Manager.

5. DISCHARGE MONITORING

- a) All sampling and sample handling of wastewater discharges, including sample containers, storage, preservation and hold time requirements must be carried out in accordance with all prescribed requirements stated within the latest edition of the "British Columbia Environmental Laboratory Manual" published by the Ministry of Environment and Climate Change Strategy, Province of British Columbia or "Standard Methods for the Examination of Water and Wastewater" published by the American Public Health Association, or an alternate standard authorized by the Manager.

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- b) With the exception of pH measurements, all samples must be analyzed by an independent laboratory accredited through the latest version of ISO/IEC 17025 unless otherwise authorized by the Manager.
- c) Laboratories used by the Permittee must also be accredited by the Canadian Association for Laboratory Accreditation and/or the Standards Council of Canada for all parameters analyzed and must participate in relevant proficiency testing programs for each parameter.
- d) Any changes in method or location of monitoring must be authorized by the Manager.
- e) Additional monitoring and/or reporting must be undertaken by the Permittee when required by the Manager.

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