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vancouver

Vancouver Fraser
Port Authority

Project and Environmental Review Process Application Guide

September 2022



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Disclaimer

This application guide and its supporting documents are provided as information and should not be taken as scientific, business, legal or other professional advice. This application guide was published in May 2021. It will be updated as needed and made available at portvancouver.com/per. Readers are responsible for ensuring you are using the latest version of the application guide.



I. Introduction

Purpose of the application guide

This application guide provides an overview of the Vancouver Fraser Port Authority’s Project and Environmental Review Process for projects within the port authority’s jurisdiction. This guide has been developed to assist applicants in preparing their project permit application to support a timely and efficient Project and Environmental Review.

Applicants are responsible for consulting with the port authority to confirm the appropriate application procedures and requirements. The port authority is available to answer your questions and to help you through the review process. You can find contact information at the end of this document. Please note that this guide is provided for information purposes only and may be updated from time to time without notice. For the most current version of the application guide, please visit portvancouver.com/per/technical-guidelines.

The Vancouver Fraser Port Authority’s mandate and jurisdiction

The Vancouver Fraser Port Authority is a port authority created pursuant to the *Canada Marine Act* and is accountable to the federal minister of transport.

<p>Vancouver Fraser Port Authority’s mandate includes, among other things:</p>	<ul style="list-style-type: none"> • Promoting the success of ports for the purpose of contributing to the competitiveness, growth, and prosperity of the Canadian economy • Ensuring that marine transportation services are organized to satisfy the needs of users and are available at a reasonable cost to the users • Providing a high level of safety and environmental protection • Managing the marine infrastructure and services in a commercial manner that encourages and takes into account input from users and the community in which a port or harbour is located
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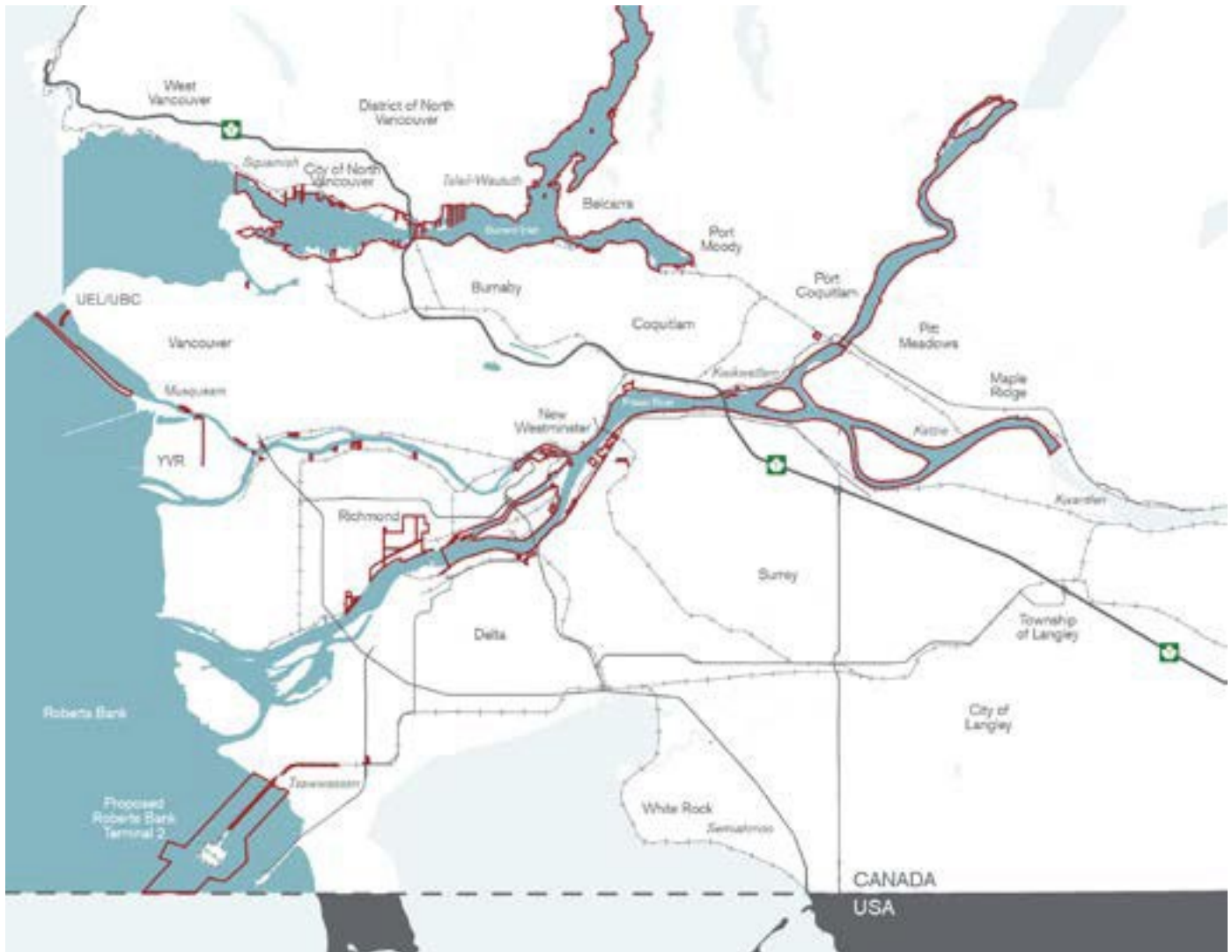
<p>Land Use Plan</p>	<ul style="list-style-type: none"> • The Vancouver Fraser Port Authority Land Use Plan contains goals, objectives, policy directions, and land use designations to guide the physical development of port lands and waters. All project permit applications considered under the Project and Environmental Review Process must be consistent with the land use plan.
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The Vancouver Fraser Port Authority's jurisdiction borders 16 municipalities, one electoral area and intersects the traditional territories and treaty lands of several Coast Salish First Nations. This jurisdiction includes a mix of navigational authority and jurisdiction over certain real property in Burrard Inlet and Indian Arm, lands and waters east of the provincial bed of the Fraser River, various federal holdings in the north, south and middle arms of the Fraser River, and at Roberts Bank.

Figure 1:

Map of the Vancouver Fraser Port Authority's jurisdiction



Under the *Canada Marine Act*, the Vancouver Fraser Port Authority is responsible for the administration, management, and control of land and water within its jurisdiction, including over 16,000 hectares of water, 1,000 hectares of land, and assets along 350 kilometres of shoreline. The port authority administers a Project and Environmental Review Process to ensure all developments and activities meet applicable standards and minimize environmental and community impacts. Independent of the Project and Environmental Review Process, the port authority attends to all tenure matters.

The Project and Environmental Review Process applies to all proposed physical works and activities on federal lands and waters partially or wholly within the port authority's jurisdiction. The process enables the port authority to consider and make a determination on the potential environmental and other effects of proposed projects before making any decision that would allow a project to proceed and, if so, under what conditions.



Projects requiring the Vancouver Fraser Port Authority's review

The Project and Environmental Review Process helps the Vancouver Fraser Port Authority fulfill its responsibilities under the *Canada Marine Act* and the *Impact Assessment Act*, and ensures that proposed works and activities within the port authority's jurisdiction are carefully considered in the process of determining if they should proceed.

With some exceptions, proposed works and activities within, or partially within the port authority's jurisdiction that fall under the definition of a "project", as described below, will require review through the Project and Environmental Review Process.

Figure 2:

The three criteria of a project



- A physical activity involving a degree of physical effort to carrying out tasks or actions involved with construction, modification, operation, and decommissioning
- A physical work includes structures that have been built by humans and have local permanence in a defined area and fixed locality
- Federal lands as defined by section 2 of the *Impact Assessment Act*: this applies to proposed projects that are wholly or partially located on lands and waters managed by the port authority

To summarize, a project involves carrying out tasks such as construction, modification, or decommissioning in relation to a new or existing physical work, e.g., bridge, building, road or pipeline, situated in part or fully on lands and waters managed by the port authority.

In addition, there are some physical activities that are not associated with a "physical work", as defined above, which require review under the Project and Environmental Review Process. Examples of such activities include dredging and other short-term activities such as remedial excavations or waterlot clean up conducted as part of the port authority's lease termination requirements. For the purposes of the Project and Environmental Review Process, these activities are considered to be "projects" that require a project permit.

If your project meets all three criteria, or is a physical activity as described above, the Project and Environmental Review Process applies.

Excluded projects: project permit not required

The port authority has determined that certain works and activities do not require a project permit. Excluded projects typically include repair and maintenance activities, replacement of existing equipment, and construction/installation of small buildings and structures.

Individuals undertaking these works and activities must be existing port authority tenants, or authorized contractors or consultants with permission from the tenant to conduct these works. All works should be conducted according to best practices and in accordance with all applicable legislation and regulations. For a detailed list of works and activities that are excluded from the Project and Environmental Review Process, please see the [Works and Activities Exclusion List](#).



Scope of review

An important part of the Project and Environmental Review Process is to determine the spatial and temporal extent or “scope” of the review to be conducted in relation to a proposed project. The scope of the review will vary between projects, depending on the potential changes to the environment and other factors highlighted in the *Impact Assessment Act*. For projects that require technical studies and documentation to support a complete application, it is necessary to clearly establish the scope of the proposed project components located on federal lands that will be part of the assessment, the scope of the environmental effects associated with those components that will be assessed, and the time period for which impacts will be considered.

In addition to environmental effects, the port authority also reviews other potential impacts of projects pursuant to its responsibilities under the *Canada Marine Act*, the Port Authorities Operations Regulations, and port authority policy. This may include traffic, navigational and transportation impacts, as well as community concerns such as views, noise, lighting and other matters relevant to the application.

Scoping principles

In making scoping decisions, the project lead assigned to your project will be guided by the following general principles:

- The scope of the project will normally be limited to physical works and activities occurring within the project footprint on federal lands, as well as vessel traffic within the port authority’s navigational jurisdiction, if applicable.
- The scope of the assessment will normally include analysis of the environmental and other effects that are directly produced from the physical works that the port authority is authorizing, irrespective of whether those effects occur on port lands. Indirect effects, such as environmental and other effects caused in other locations by utilization of goods and products shipped through the Port of Vancouver, will not be included in the assessment. Environmental effects include the consideration of five factors as outlined in [section 84 of the *Impact Assessment Act*](#).
- The scope of the assessment will typically consider all physical activities and effects from the date construction is initiated to the time the project is expected to achieve full operating capacity.
- Where potential environmental and other effects are considered to be insignificant, they will generally not be included in the scoping of the assessment.

Other regulatory reviews and approvals

Applicants should be aware that certain projects may also require regulatory approvals from other authorities in addition to the port authority. This may include environmental reviews and permits from agencies such as Transport Canada, Environment and Climate Change Canada, and Fisheries and Oceans Canada. Port authority staff can assist applicants in identifying which other regulatory approvals may be necessary; however, applicants are ultimately responsible for obtaining all necessary approvals from the appropriate agencies.



Federal impact assessments and provincial environmental assessments

The [Impact Assessment Act](#) focuses federal environmental assessment efforts on large or complex developments that have a greater potential to cause adverse impacts to environmental, social, health, and economic conditions. The federal government considers these Designated Projects, which are reviewable by the Impact Assessment Agency of Canada, are described by the [Physical Activities Regulations](#) and may undergo an impact assessment under the Act. If your project meets the criteria of a Designated Project, you will need to contact the Impact Assessment Agency of Canada to determine the need for a federal impact assessment prior to a review by the port authority.

The British Columbia Environmental Assessment Office reviews certain major projects on non-federal lands, as set out in the [Reviewable Projects Regulation](#). If your project meets the criteria of a reviewable project under this regulation, you will need to contact the British Columbia Environmental Assessment Office to determine the need for a provincial impact assessment.

The port authority will use the Project and Environmental Review Process to review Designated Projects. The scope of the review will rely upon the results of the impact assessment conducted by the federal responsible authority where those results satisfy the port authority's standards and requirements. Vancouver Fraser Port Authority approval of the Designated Project may only be issued if the minister, or governor in council, determines that the adverse effects within federal jurisdiction are in the public interest.

Utilities and trade permits

Generally, major utilities serving port property are provided by local municipalities, the Greater Vancouver Sewerage and Drainage District, BC Hydro, FortisBC, and telecommunication providers. Applicants are responsible for proper connections to these services and obtaining all necessary approvals as part of projects.

The applicant is also responsible for all necessary trade permits for gas, electricity and elevator installations directly from the authority having jurisdiction. Typically, these permits are obtained from the British Columbia Safety Authority. While the port authority is not involved in the review of the technical documentation and the issuance of trade permits from other authorities, we may request a copy of such permits for documentation purposes.

All development and activities in the port authority's jurisdiction must be consistent with the port authority's mandate, [Canada Marine Act](#) restrictions on the use of port lands and waters, and the port authority's [land use plan](#).



2. Project and Environmental Review overview

Below is a summary of the guiding principles that will be applied through the Project and Environmental Review Process. The full set of guiding principles is available [here](#).

Summary of guiding principles

1. Responsiveness to the customer

The Project and Environmental Review Process will provide clear and timely reviews for its customers and project applicants.

2. Transparency

Information about projects and decisions that are subject to the Project and Environmental Review Process will be made available to interested parties with due respect for third party confidentiality and business interests.

3. Appropriate level of review relative to potential impacts

The Project and Environmental Review Process will review projects at a level commensurate with their potential impacts and interests.

4. Indigenous consultation

The Project and Environmental Review Process will include Indigenous consultation when the proposed project may adversely impact asserted or established Aboriginal or treaty rights.

5. Opportunities for public engagement

The Project and Environmental Review Process will provide appropriate opportunities for public engagement relative to the review.

6. Efficient use of resources

The Project and Environmental Review Process will promote the efficient use of resources, including those required of the project applicant, referral agencies, Indigenous groups, third party participants, and the port authority.

7. Clear and accountable

The Project and Environmental Review Process will be clearly defined for participants and process performance measures will be tracked, measured, and reported annually.



Project and Environmental Review categories

The Project and Environmental Review Process is divided into four main categories of review: A, B, C, and D. To assist applicants in understanding the level of review required for a specific project, the port authority has developed a list of six types of projects likely to be undertaken by applicants:

- Repair, replacement, and maintenance
- New installation, upgrade, expansion, and relocation
- Demolition, deconstruction, decommissioning, and removal
- Dredging
- Short-term activities (excluding dredging)
- Other

Specific examples of each of the projects listed above have been placed into Project and Environmental Review Process categories (PER categories) labeled A, B, C, and D. The lettered categories range in complexity with category A being the least complex and category D being the most complex.

Figure 3: Description of the Project and Environmental Review Process categories

Category A	<ul style="list-style-type: none"> • Projects are minor in scale and may be temporary in nature • Projects have predictable, minimal potential impacts • No public engagement or Indigenous consultation anticipated 	Simple
Category B	<ul style="list-style-type: none"> • Projects are relatively minor in scale, but have attributes requiring additional technical analysis and may require specialized mitigations • Projects have low potential for environmental and community impacts • May require stakeholder notification and Indigenous consultation • May require a 30 calendar day public comment period through the federal registry website 	
Category C	<ul style="list-style-type: none"> • Projects are generally larger or more complicated, and may require additional technical studies to support their review • Projects have moderate potential for environmental and community impacts • Indigenous consultation, public engagement, and stakeholder consultation anticipated • Requires a 30 calendar day public comment period through the federal registry website 	
Category D	<ul style="list-style-type: none"> • Projects are large and complicated, potentially involving significant commodity capacity increases or new commodities, and usually require a variety of supporting technical studies • Projects have higher likelihood for environmental and community impacts • Indigenous consultation, public engagement, and stakeholder consultation required • Requires a 30 calendar day public comment period through the federal registry website 	Complex



Designated Projects that require an assessment by the Impact Assessment Agency of Canada under the [Impact Assessment Act](#) fall outside the categories of the port authority's review process. However, Designated Projects within the port authority's jurisdiction will require a port authority Project and Environmental Review Process permit. The port authority will take into account the review, conclusions, and conditions of the federal impact assessment, as well as additional interests, impacts, and mitigation related to project construction and operation.

Applicants are expected to review the [Project and Environmental Review Process Categories](#) document and make an initial assessment of which category their project falls into. As noted in the Project and Environmental Review Process Categories document, where different elements of a proposed project appear to fit into different categories of review, the higher category will generally apply to the project.

Criteria for applying the categories of review include:

- Project complexity generally increases from A to D. If a project does not meet the criteria set out in category A, proceed to category B and so on until the applicable criteria are met.
- If a project includes components that may fall into more than one category the highest level of review will generally apply
- Projects that do not clearly fit into a category will be assessed by the port authority on a case-by-case basis

The port authority is available to assist in identifying the appropriate category for a project. A port authority project lead will be assigned to a project generally within two business days after receipt of a preliminary project review application or application. The project lead will confirm the category and will be an applicant's primary contact throughout the Project and Environmental Review Process.

In some cases, during the course of reviewing an application, new information or analysis may become available which indicates that a change in category is appropriate. In this instance, the project lead will contact the applicant immediately to discuss this change and next steps. The port authority retains discretion to shift a project from one category to another.

Before submitting a Preliminary Project Review Application or application, please consult the [Project and Environmental Review Process Categories](#) document to make an initial assessment of the appropriate level of review for the project.

Who is an applicant?

Applicants may be:

- A prospective tenant with a documented interest in a property
- An existing tenant with property agreements in good standing
- The Vancouver Fraser Port Authority
- Contractors working on behalf and with permission of the above parties

Only applicants as defined by the port authority may submit an application and undertake approved projects within the port authority's jurisdiction.



3. Project and Environmental Review Process steps

The following section outlines the main steps in the Project and Environmental Review Process.

Review timelines identified for each category are estimates and are dependent on the level of Indigenous consultation, public engagement, and stakeholder consultation that may be required, as well as review considerations. Review timelines begin upon receipt of a complete project permit application and end when an applicant is advised of the port authority's decision on the application.

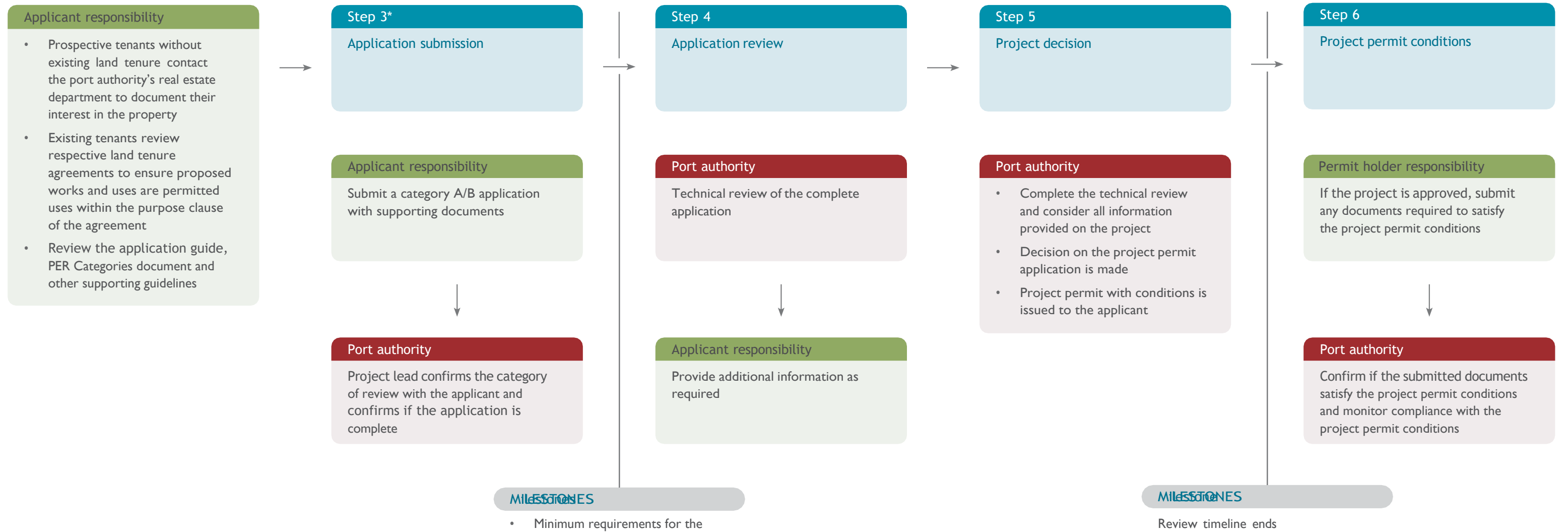
Before you begin

- Prospective tenants without existing land tenure with the Vancouver Fraser Port Authority should contact the port authority's real estate department to document and confirm their interest in the property
- Existing tenants should review their respective property agreements to ensure the proposed works and uses are permitted or if landlord consent or an amendment to an agreement is first required
- Applicants should review the port authority's [land use plan](#) and supporting [guidelines](#) relevant to their project
- Applicants must review this application guide, the [PER Categories](#) document, and the [Works and Activities Exclusion List](#) to determine if the Project and Environmental Review Process applies, and if so, determine which category of review would likely apply to the project (A, B, C, D or Designated)

Figure 4:
Overview of the Project and Environmental Review steps

Step 1 C D	<ul style="list-style-type: none"> If your project is a category A or B, go to step 3 Applicant completes and submits a preliminary project review application with supporting documentation
Step 2 C D	<p>Preliminary project review</p> <ul style="list-style-type: none"> Port authority receives the preliminary project review application Port authority project lead is assigned Port authority confirms the category of review with the applicant, generally within two business days of receipt of the preliminary project review application Port authority reviews the submitted materials and conducts an initial review for completeness Meeting with port authority staff is required for category C and D reviews Port authority identifies additional information or studies that may be required to support a complete application For category D projects, applicant conducts preliminary engagement period and documents the results Depending on the state of design, the applicant may further define or revise their proposal
Step 3 A B C D	<p>Application submission</p> <ul style="list-style-type: none"> Applicant submits either a category A/B or a category C/D online application All required plans, documentation, and technical reports are uploaded with the application Application is submitted Port authority reviews and confirms the application is complete Project permit application fee is processed
<p>Application considered complete. Applicant notified. Review timeline starts.</p>	
Step 4 A B C D	<p>Application review</p> <ul style="list-style-type: none"> Port authority conducts its technical review of the application Port authority conducts stakeholder consultation and leads Indigenous consultation as required Port authority leads a 30 calendar day public comment period through the federal registry website (applicable to all C and D projects, and some B projects if required) Referrals to other government agencies will be made as appropriate Applicant conducts public engagement as required Additional technical information may be required during this step
Step 5 A B C D	<p>Project decision</p> <ul style="list-style-type: none"> Port authority completes its technical review and considers all submitted information Port authority makes a decision on the application and, if approved, issues a project permit with conditions and associated documentation Should the project not be approved, the applicant will be notified of the decision. The applicant will have the opportunity to meet with port authority staff to discuss this decision. Review timeline ends when the applicant is notified of the port authority's decision on the project
<p>The port authority decision is made. Applicant notified. Review timeline ends.</p>	
Step 6 A B C D	<p>Project permit conditions</p> <ul style="list-style-type: none"> Permit holder submits documents to satisfy conditions in the project permit Port authority confirms if submitted documents satisfy project permit conditions before project construction may proceed and/or a building permit may be issued For category C and D reviews, the permit holder meets with the project lead to review project permit conditions and debrief on the Project and Environmental Review Process Port authority monitors compliance with project permit conditions

Category of review A

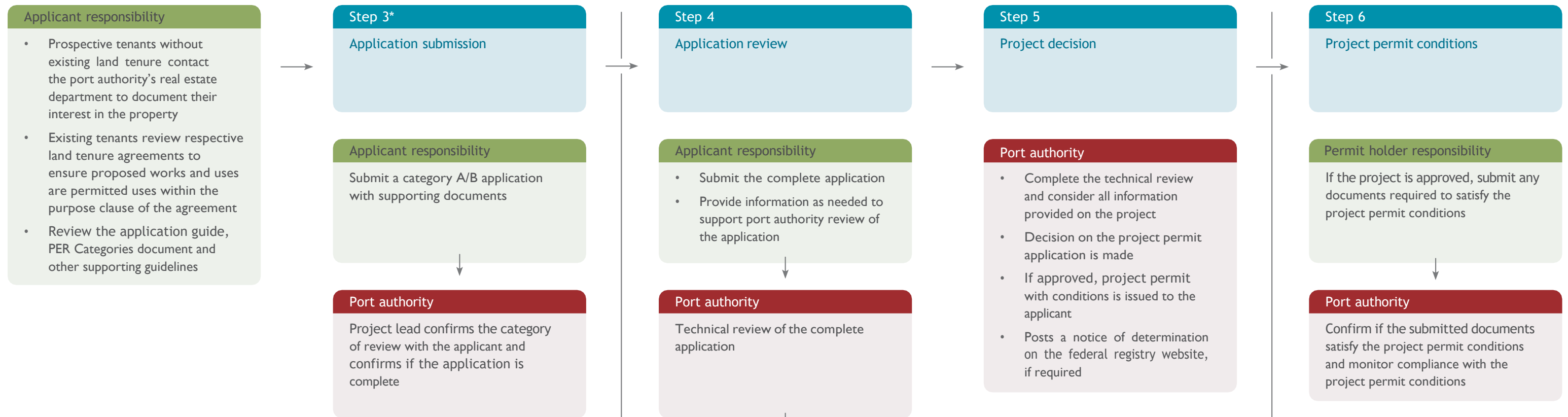


*Steps 1 and 2 of the Project and Environmental Review Process do not apply to PER category A.

<p>Project characteristics</p> <ul style="list-style-type: none"> Minor in scale, simple and may be temporary in nature Predictable, minimal potential impacts
<p>Preliminary project review meeting required? No</p>
<p>Consultation or engagement required? No</p>
<p>Estimated review timeline 1–10 business days</p>

<p>Example projects</p> <ul style="list-style-type: none"> Drilling investigation One-for-one replacement of a pile Fender repair or replacement like-for-like Minor maintenance and repair works to an existing dock or wharf Construction of upland buildings less than 15 m² Filming

Category of review B



*Steps 1 and 2 of the Project and Environmental Review Process do not apply to PER category B.

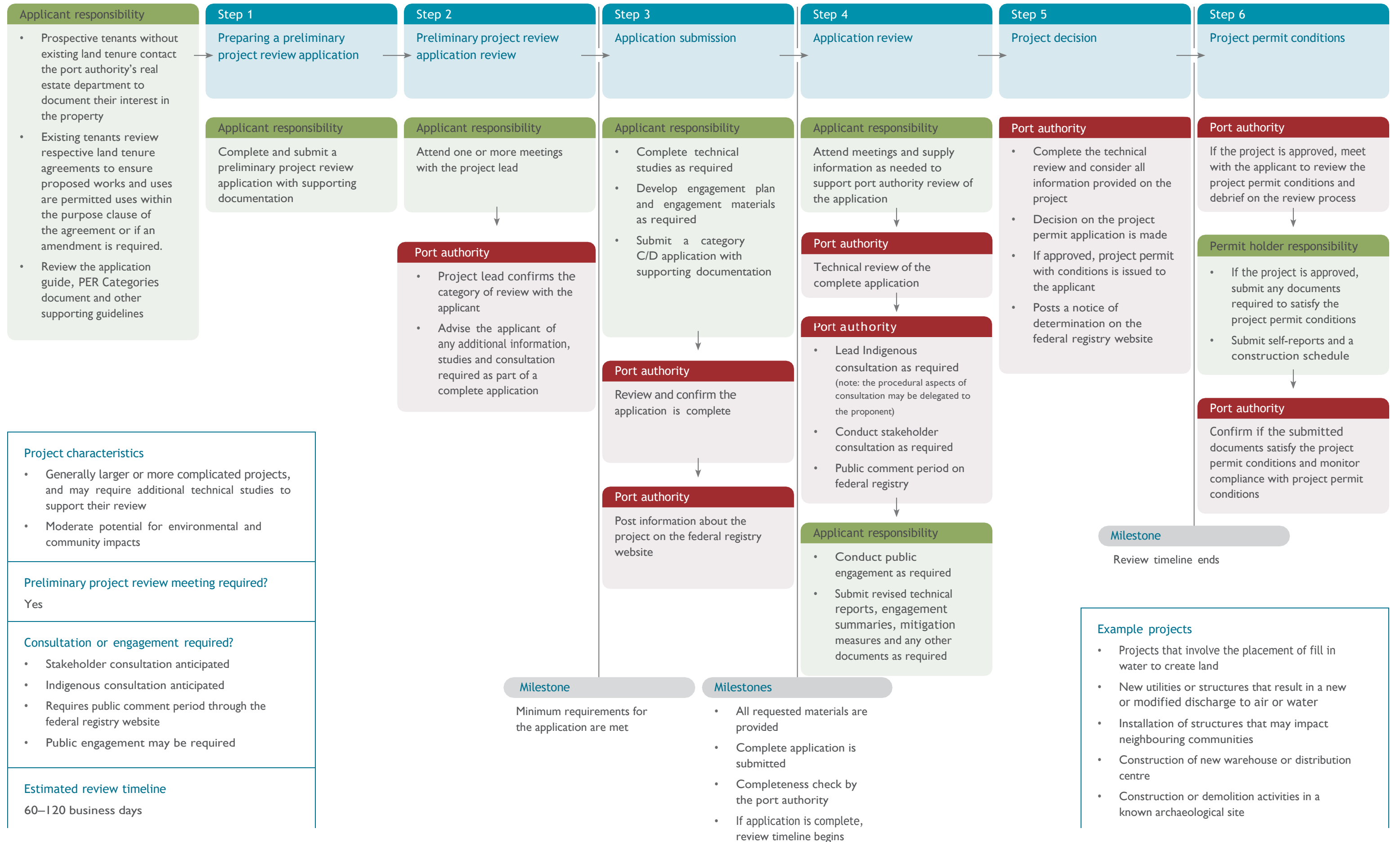
<p>Project characteristics</p> <ul style="list-style-type: none"> Relatively minor in scale, but have attributes requiring additional technical analysis and may require specialized mitigations Low potential for environmental and community impacts
<p>Preliminary project review meeting required?</p> <p>No</p>
<p>Consultation or engagement required?</p> <ul style="list-style-type: none"> May require stakeholder notification May require Indigenous consultation May require public comment period through the federal registry website
<p>Estimated review timeline</p> <p>10–60 business days</p>

- Milestones**
- Minimum requirements for the application are met
 - All requested materials are provided
 - Complete application is submitted
 - Completeness check by the port authority
 - If application is complete, review timeline begins

MILESTONES
Review timeline ends

- Example projects**
- New barge ramp that will not impact riparian vegetation or species at risk
 - Expansion of an existing wharf in an area that is not environmentally sensitive
 - Most shoreline protection works such as sheet pile wall installation and rip rap placement
 - Demolition of upland buildings that does not affect species at risk
 - Installation of a new fueling facility with a total design storage capacity of between 5,000 and 100,000 litres

Category of review C



Category of review D

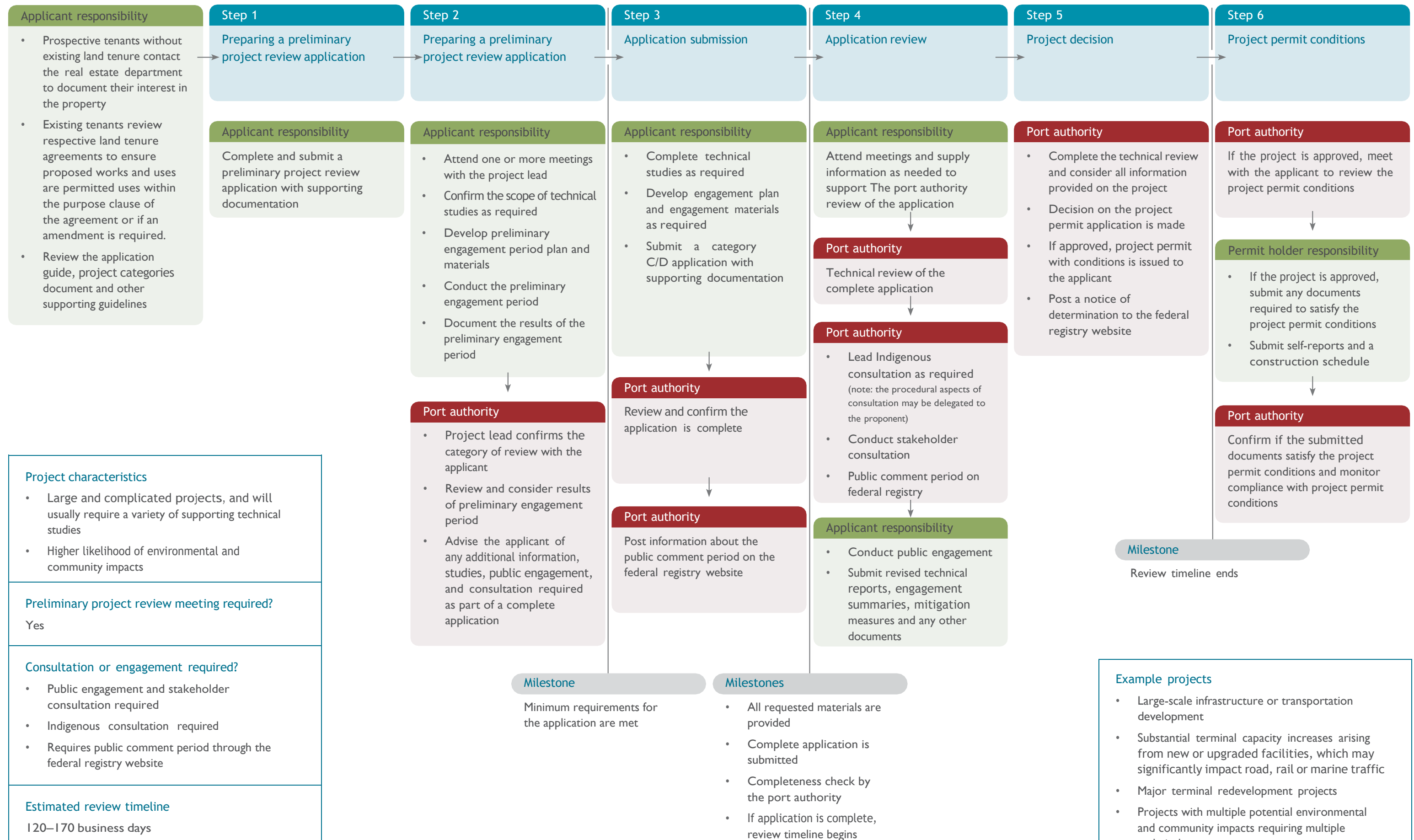


Figure 5:
Overview of the Project and Environmental Review categories

Category A	Category B
<p>Key attributes</p> <ul style="list-style-type: none"> • 1–10 business days for review (estimate) • Internal review only • No consultation or engagement anticipated <p>Example projects</p> <ul style="list-style-type: none"> • Drilling investigations • One-for-one replacement of a pile • Fender repair or replacement like-for-like • Minor replacement or repair works to an existing dock or wharf • Construction of upland buildings less than 15 m² that do not require new utility infrastructure • Demolition of upland buildings less than 50 m² • Filming • Installation of a new fueling facility with a total design storage capacity of less than 5,000 litres 	<p>Key attributes</p> <ul style="list-style-type: none"> • 10–60 business days for review (estimate) • Preliminary project review meeting may be required • May require public comment period through the federal registry website • May require stakeholder notification • May require Indigenous consultation <p>Example Projects</p> <ul style="list-style-type: none"> • New barge ramp that will not impact riparian vegetation or species at risk • Expansion of an existing wharf in an area that is not environmentally sensitive • Most shoreline protection works such as sheet pile wall installation and rip rap replacement • Installation of a new fueling facility with a total design storage capacity of 5,000 to 100,000 litres • Demolition of upland buildings that does not affect species at risk
Category C	Category D
<p>Key attributes</p> <ul style="list-style-type: none"> • 60–120 business days for review (estimate) • Preliminary project review meeting required • Additional technical studies may be required • Requires public comment period through the federal registry website • Stakeholder and Indigenous consultation anticipated • Public engagement anticipated <p>Example projects</p> <ul style="list-style-type: none"> • Projects that involve the placement of fill in water to create land • New utilities or structures that result in a new or modified discharge to air or water • Installation of structures that may impact neighbouring communities • Construction of a new warehouse or distribution center • Construction or demolition activities in a known archaeological site 	<p>Key attributes</p> <ul style="list-style-type: none"> • 120–170 business days for review (estimate) • Preliminary project review meeting required • Additional technical studies likely • Indigenous and stakeholder consultation, and public engagement required • Requires a public comment period through the federal registry website <p>Example projects</p> <ul style="list-style-type: none"> • Large-scale infrastructure or transportation development • Substantial terminal capacity increases arising from new or upgraded facilities, which may significantly impact road, rail or marine traffic • Major terminal redevelopments • Projects with multiple potential environmental and community impacts requiring multiple technical reports
Designated	
<p>Key attributes</p> <ul style="list-style-type: none"> • 60 business days for review (estimate) • Preliminary project review meeting required 	<ul style="list-style-type: none"> • Additional or supplemental technical studies may be required • Additional consultation or engagement may be required



Project and Environmental Review Process application forms

Applicants have two ways to submit information to the Vancouver Fraser Port Authority to initiate the Project and Environmental Review Process and should select the most appropriate option based on how much detail can be provided about the project and its anticipated project category. The included options are below.

Note: For proposed projects employing a design-build or similar procurement approach, where construction methodology and related aspects are not confirmed at the time of application, the port authority may still consider the application complete for its review. Should the port authority approve the application, such approval may be subject to the Applicant providing further information for review and acceptance by the port authority prior to commencement of construction. As always, should the project design and/or anticipated construction methodology change substantially between the time the port authority issues a project permit and the Applicant's finalization of their detailed designs and construction methodology, further review of the project and an amendment to the project permit may be required. Additional public engagement and notification may be required.

1. Preliminary project review application

This is intended for projects that are at an early stage of development or where project details, such as the location and footprint of a structure or the construction method, may not yet be decided. A project review application is the required first step for category C and D projects. Applicants can create a preliminary project permit application from the [Vancouver Fraser Port Authority Project Permit Portal](#) after registering for a user account. The applicant is required to include the following information in their preliminary application: contact name, project location, and a high-level project description. Applicants may also upload any relevant plans, studies, reports, and other documents. A port authority project lead will contact the applicant about next steps following receipt of the preliminary project review application. The project lead may also produce an application checklist which outlines all of the documentation that will be required to submit a complete application.

2. Submit a category A or B application

If the project is anticipated to meet the criteria for a category A or B project and applicants are able to provide the necessary project details, such as estimated depth of any excavation, the size and number of any piles, and the footprint and location of any new structures, the online project permit application for category A and B should be completed. To complete the application, applicants will need to provide general information, such as a primary contact name, the project location, an anticipated schedule and hours of construction, and a project summary, as well as details of specific activities associated with the project. The activities section of the online application is divided into seven types of activities that may be conducted as part of a project:

1. Repair, replacement, and maintenance of existing structures
2. New installation, upgrade, expansion or relocation
3. Demolition, deconstruction, decommissioning and removal
4. Pile installation, replacement and/or removal
5. Dredging
6. Drilling or other subsurface investigation or remediation of contaminated land
7. Waterlot cleanup



The applicant should select all of the activities that apply to the project. An example is provided below:

Example project: A wharf is in poor condition and the applicant plans to replace deteriorated decking and rails with similar but new materials, extract three existing timber piles and replace them in the same location with new steel piles. The applicant reviews the Project and Environmental Review Categories document and determines that the project meets the criteria for category A. The applicant then chooses to complete the project permit application for category A/B reviews.

After filling out the general project information in the initial sections of the application, the applicant should select from the relevant list of activities: (1) Repair, replacement, and maintenance of existing structures; and (4) Pile installation, replacement and/or removal. Once the activities are selected, the applicant will be prompted to provide additional details for each activity.

The port authority project permit application for category A and B reviews is accessible through the online portal. Applicants can create a category A or B application from the [Vancouver Fraser Port Authority Project Permit Portal](#) after registering for a user account. Once the appropriate sections have been completed, the applicant submits the application and uploads any relevant plans, studies, reports, and other documents. A port authority project lead will contact the applicant generally within two business days. If the application is considered to be complete, the application review phase of the Project and Environmental Review Process begins.

3. Submit a category C, D or Designated application

Projects that meet the criteria for a category C and D, and Designated Project require a preliminary project review meeting and preliminary review prior to submitting an application. The preliminary review can be initiated by submitting a preliminary project review application, as described above. Once the technical studies, consultation and engagement requirements, and any other information requirements identified by the port authority project lead during the preliminary review have been addressed, the applicant should complete the category C and D, and Designated Project application on the [Vancouver Fraser Port Authority Project Permit Portal](#). Because many of the project details are expected to have been discussed during the preliminary review and may be described in professionally prepared studies, plans, and reports, the project permit application for category C and D, and Designated Project reviews is intended to allow the applicant to provide project information and attach the relevant plans, studies, reports, and other documents that form part of the application. Upon receipt of the application, the port authority will undertake a completeness check of the submitted material. Once the application has been registered and confirmed as complete, the application review phase will commence. Projects in these categories are generally required to engage with the public and offer opportunities for the public to provide feedback. For more information, see the [Public Engagement guideline](#).

Please note that all documents provided in support of category C and D, and Designated Projects will be posted on the Vancouver Fraser Port Authority website, with the exception of Indigenous consultation and archeology documents. Any commercially sensitive documents that are not to be posted on the website must be brought to the project lead's attention and marked as CONFIDENTIAL. Confidential information will not be posted on the website.



Guidance documents to support your application

Projects with greater complexity and a higher potential for environmental or community impacts may require additional technical studies to support their review, and may require consultation and engagement activities.

Technical studies

For projects that may have impacts on the environment and community, specific technical studies may be required. These may include studies such as: air and noise assessments, biophysical surveys, storm water management plans, view and shade impact analysis, landscaping plans, lighting plans, archaeological studies, and/or marine risk assessments. The port authority has developed several technical guidelines to assist applicants in determining the scope of required studies. A list of available technical guidance documents can be found online at portvancouver.com/per/technical-guidelines. The need for such studies will be confirmed in the preliminary review phase of the Project and Environmental Review Process, i.e., prior to submission of a complete application, but will generally only be required for category C and D reviews.

Indigenous consultation

The Crown has a legal duty to consult with Indigenous groups on projects that have the potential to adversely impact Aboriginal or treaty rights. The port authority has been delegated authority to manage federal lands by the *Canada Marine Act*, and therefore leads consultation on behalf of the Crown. For more information, please refer to the [Indigenous Consultation guideline](#). Indigenous consultation requirements will be discussed in the preliminary review phase of the Project and Environmental Review Process for category B, C, and D reviews.

Stakeholder consultation

Certain projects may require consultation activities with stakeholders such as municipal governments, port tenants, government and other agencies, and industry organizations. For more information, please refer to the [Stakeholder Consultation Guide](#). Stakeholder consultation requirements will be established in the preliminary review phase of the Project and Environmental Review Process for category B, C, and D reviews.

Public Engagement guideline

Public engagement may be required when a project is likely to have potential impacts on adjacent residents or is of significant public interest due to the location and/or nature of the project. Potential impacts may include noise, dust, and lighting that may occur during construction or operation. For more information, please refer to the [Public Engagement guideline](#). Public engagement requirements will be established in the preliminary review phase of the Project and Environmental Review Process for Category B, C, and D reviews.



4. Additional information

What to expect after a decision

If approved, after a project permit has been issued, there may be a number of conditions that need to be satisfied prior to construction or operation of the project. For category C and D projects, the project lead will schedule a permit conditions meeting with the permit holder to go over the conditions in the approved project permit. For category A and B projects, the permit holder may request a permit conditions meeting with the project lead as appropriate. For category C and D, and Designated Projects, the permit holder is required to submit self-reports to confirm project permit condition compliance.

Compliance monitoring and enforcement

The port authority will monitor compliance with permit conditions from the date of permit issuance to the time when all of the permit conditions are fulfilled. Applicants will be advised during the Project and Environmental Review Process of compliance reporting requirements, which will depend upon the project size, scope, impacts, and category of review.

Should non-compliance be identified, the port authority will work with the permit holder to bring the project back into compliance. Where serious or continued non-compliance with a permit condition(s) is identified, the permit holder may be required to stop work while the issue is resolved and the method for returning the project to compliance is considered.

The port authority may conduct site visits from time to time during construction to monitor compliance with permit conditions.

Permit amendments

After a project permit has been issued, any proposed substantial changes to a project's design or scope, including changes to construction methods and practices reviewed as part of the project permit application, should be detailed in a permit amendment application form on the [Vancouver Fraser Port Authority Project Permit Portal](#) for consideration by the port authority. Please note that additional application fees may apply to project permit amendments. Fees are detailed on [page 23](#).

The port authority will review the proposed project permit amendment and will confirm if the proposed changes require an amendment to the existing permit or require a new permit. Additional Indigenous consultation, public engagement, and stakeholder consultation may be required to address the changes to the project. Generally, minor changes to approved plans that do not substantially alter the project footprint or result in changes to assessed environmental impacts will not require additional engagement and consultation; however, they will be considered on a case-by-case basis. Changes to stamped and approved building permit drawings may require an amendment to an existing building permit.

Please contact the port authority if you are contemplating changes to your project. Your project lead will be able to assist you in determining if a project permit amendment or new project permit is required.

Construction outside regular work hours

Construction activities associated with a project permit are generally restricted to proceeding between Monday and Saturday from 7:00 a.m. to 8:00 p.m. Construction is generally not permitted on Sundays or statutory holidays. Varying these construction hours may be considered where an applicant submits a supporting rationale with an application. For more information, please refer to [Requests to Conduct Construction Outside of Regular Work Hours guideline](#).

If permit holder would like to request a variance in construction hours for a project permit, you must submit a request to conduct construction outside of regular construction hours to the port authority at least 30 business days before the contemplated works are to begin. As part of the approval for variance to construction hours, the port authority may require the permit holder to provide additional documentation and/or amend the construction environmental management plan (as applicable), as well as undertake notification to the adjacent community.



Permit extensions

Approved project permits are valid for a fixed period. Substantial construction must begin and be completed within the period specified in the permit. Extension of this period may be requested by submitting a permit amendment application form on the [Vancouver Fraser Port Authority Project Permit Portal](#) at least 40 days prior to the commencement or expiry date.

Phased developments

In certain circumstances, project permit applications may be accepted for a component or phase of a larger development program that features an extended development period, multiple parcels with diverse environmental conditions, or site conditions that require significant preparatory works, e.g., remediation, demolition, and/or preload.

Project permit applications for a phased development project will be reviewed through the applicable PER category and must be accompanied by additional information on the overall development program. Projects that the port authority may review as part of a phased development program include: demolition; decommissioning and removal of structures; preloading; maintenance dredging; and geotechnical or environmental investigation.

Phased developments approved in this manner do not indicate in any way that approvals will be granted for other phases of the overall development program for the site. Please contact the port authority prior to submitting a project permit application if you are contemplating a phased development project.

Emergency works

Proceeding with a project immediately in response to an emergency may be in the interest of preventing damage to property or the environment, or may be in the interest of public health and safety. Such emergency works may initially proceed without a project permit; however, the port authority must be notified immediately if such an emergency occurs and if works to address the emergency are initiated (a contact number and address must be provided). A project permit may be required for any demolition, reconstruction, or replacement works after the emergency has been addressed.



5. Building permits

For projects that include new buildings or require modifications to existing buildings or structures, a building permit may be required in addition to a project permit. During the preliminary review phase, port authority staff will confirm if a project requires a building permit.

The Vancouver Fraser Port Authority issues building permits for buildings and structures within the port authority's jurisdiction using an accredited building code consultant contracted for plan review. The port authority requires that design drawings be reviewed to ensure buildings and structures meet the [2020 National Building Code of Canada](#) and the [2020 National Fire Code of Canada](#). Contracted building code consultants advise port authority on the issuance of building permits, inspections, and building suitability for occupancy.

Building permits are required for:

- New building construction
- Changes of building use
- Additions and renovations
- Structural modifications
- Interior renovations
- Temporary buildings/structures on port property

Exceptions include works not regulated by the building code, and certain in-water works such as:

- Floating docks or piers
- Mooring dolphins, pilings
- Private recreational moorage facilities

Where a project is undergoing a project and environmental review, a building permit submission can be initiated early in certain circumstances, i.e., prior to approval of a project permit, and processed concurrently; however, a building permit will not be issued until a project permit has been approved.

Construction of buildings and structures that are subject to a building permit cannot begin until an approved building permit has been issued. Occupancy and use of a building and structure cannot begin until occupancy approval has been issued by the port authority.

For more information about the port authority's building permit process, submission requirements and fees, please review the [building permit review guide – applicants](#).



6. Fees

Depending on the category of review, the applicant may be required to submit an application fee, documentation deposit, and incur other expenses as part of the Project and Environmental Review Process, including costs associated with preparing technical reports and studies, and undertaking consultation and engagement activities and reporting. Please note that all fees are subject to change without notice.

Project permit application fee

Projects reviewed through the Project and Environmental Review Process are subject to a non-refundable project permit application fee to accompany a complete application. These fees do not include expenses related to obtaining a building permit from the port authority.

Application type	Fee	GST	Total fee
Category A	N/A	N/A	N/A
Category B (if no consultation)	\$500	\$25	\$525
Category B (if consultation required)	\$2,500	\$125	\$2,625
Category C	\$12,500	\$625	\$13,125
Category D	\$22,500	\$1,125	\$23,625
Designated Projects			
Tier 1	\$150,000	\$7,500	\$157,500
Tier 2	\$45,000	\$2,250	\$47,250
Tier 3	\$22,500	\$1,125	\$23,625
Amendment (no consultation)	\$500	\$25	\$525
Amendment (with consultation)	Half the base permit fee	-	-
Unauthorized work	Twice the base permit fee	-	-
Third party technical analysis to support application review	Cost + 10% service fee	-	-
Building permit	Cost + 10% service fee	-	-



For category D reviews, the port authority may retain third parties to assist in the review of technical studies related to the project permit application. The port authority will discuss the need for and associated costs of third party reviews during a review of the preliminary application.

All payments are to be paid by cheque or electronic funds transfer, made payable to the Vancouver Fraser Port Authority. Payment will be accepted from tenants or consultants working on their behalf.

Documentation deposits and record drawings

For category C and D, and Designated Project reviews, a documentation deposit is required along with the project permit application fee. A documentation deposit may be required for category B reviews where underground utilities or other infrastructure are affected or added by the project, or at the direction of the port authority. This deposit is based on the construction value of the project and is retained by the port authority until all required record drawings documenting the construction of all improvements have been received by the port authority and deemed satisfactory. The required deposit is calculated as one per cent of the construction value (minimum \$1,500 to a maximum of \$10,000) and should be based on construction value for components within port authority jurisdiction only. Once satisfactory record drawings have been received, the deposit value will be refunded in full, with interest. If satisfactory record drawings are not received by the port authority within 40 days of project completion, the deposit may be forfeited by the permit holder to the port authority.

Category of review	Documentation deposit
Category A	Not required
Category B	May be required 1% of project costs (minimum \$1,500 to a maximum of \$10,000)
Category C and D, and Designated Projects	1% of project costs (minimum \$1,500 to a maximum of \$10,000)



7. Contact information

Project permit and building permit applications

Planning and development and environmental programs

Tel: 604.665.9047

Email: PER@portvancouver.com

Property and leasing

Real estate

Tel: 604.665.9196

E-mail: realestate@portvancouver.com

Applicants with existing property agreements should contact a property administrator directly.

Vancouver Fraser Port Authority

100 The Pointe, 999 Canada Place

Vancouver, B.C. Canada

V6C 3T4

Tel: 604.665.9000

Fax: 1.866.284.4271

Web: portvancouver.com



8. Additional resources

General inquiries

The port authority is available to answer any questions about the Project and Environmental Review Process or building permit process. We can assist in identifying the appropriate PER category for your project prior to submitting an application, assess if the use is appropriate under the Vancouver Fraser Port Authority [Land Use Plan](#) and [Letters Patent](#), and direct you to the appropriate department for other inquiries. Please contact us at PER@portvancouver.com.

Glossary of terms

Applicant

Party responsible for submitting a project permit application to the port authority on behalf of the holder of valid tenure on the subject port property. In the case of a port authority-led project, the project applicant would be the port authority employee or other designated representative responsible for the proposed project on behalf of the port authority.

Building permit

Issued by the port authority for buildings and structures within the port authority's jurisdiction.

Checklist

Document produced by the project lead in the preliminary review phase, which outlines the information requirements to submit a complete application.

Complete project permit application (complete application)

A project permit application accepted by the port authority for technical review. A complete project permit application contains all required documents, information, and fees identified in the Project and Environmental Review Process application guide, the Project and Environmental Review Process guidelines, and any additional requirements requested by the port authority during the preliminary review phase or identified in the checklist.

Completeness check

Conducted by a port authority project lead to confirm that a project permit application contains all required documents and information to enable it to technical review.

Engagement

Process undertaken by the applicant to include members of the public who may be (or perceive that they may be) potentially impacted by a decision in the review of a proposed project or amendment. For more information, see the [Public Engagement guideline](#).



Estimated review timeline

Expected duration of a Project and Environmental Review Process in a given project category including associated consultation and engagement activities. It is expressed in the form of a range of business days beginning at the time of receipt of a complete project permit application and ending upon notification to the applicant of the port authority's decision on the project permit application.

Indigenous Consultation

Process by which the port authority fulfills its legal responsibilities in relation to Indigenous consultation on projects and activities for federal lands under management by the port authority. For more information, see the [Indigenous Consultation guideline](#).

Permit holder

The party named in the project permit and holder of valid tenure on the subject port property for which authorized work is to occur. The permit holder is responsible for fulfilling and ensuring compliance with the project permit conditions.

Preliminary project review meeting

Required meeting between the applicant and the project lead for projects that meet criteria for project category C and D.

Project

Defined in [Impact Assessment Act](#) in relation to a physical work, any proposed construction, operation, modification, decommissioning, abandonment or other undertaking in relation to that physical work on federal lands. The Vancouver Fraser Port Authority also considers certain physical activities, such as dredging, to be projects for the purposes of the Project and Environmental Review Process, as per to the port authority's [Environment Policy](#), the [Canada Marine Act](#) and the port authority's [Marine Operations Regulations](#).

Project and Environmental Review (PER)

Process undertaken by the port authority to consider proposed works and activities on port lands and waters.

Project and Environmental Review category

Category of review assigned to a project permit application. The PER category establishes the key steps in the review process, the review timeline and project permit decision-making authority.

Project lead

Port authority representative responsible for coordinating the Project and Environmental Review Process for a project permit application, and making recommendations on whether or not to approve that project permit application.

Project permit

Permit issued by the port authority authorizing a proposed project to proceed.



Project Permit Application

Application made to the port authority for permission to undertake a proposed project.

Public comment period

Thirty calendar-day period during which the port authority invites the public to provide comments respecting a determination under section 82 of the *Impact Assessment Act*.

Self-report

A reporting tool to be used by the permit holder and the port authority to exchange information on permit condition implementation and compliance.

Stakeholder consultation

Process to seek input from stakeholders, which may include municipalities, industry organizations, port tenants, and other agencies that may be directly impacted or have a particular interest in a proposed project. This process is led by the port authority. For more information, see the [Stakeholder Consultation guideline](#).

Vancouver Fraser Port Authority Project Permit Portal

The online permitting portal of the Vancouver Fraser Port Authority used for all preliminary, permit and amendment applications, and to update user profiles and submit compliance documentation.

Works and Activities Exclusion List

List of projects that are excluded from the Project and Environmental Review Process.

The Vancouver Fraser Port Authority

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