



PORT METRO
vancouver

Port Metro Vancouver Jurisdiction



Projects Requiring PMV Review



The 3 Criteria of a Project:

1. A physical activity consists of carrying out tasks or actions involved with construction, modification, operation, and decommissioning (i.e. involving a degree of physical effort).
2. A physical work includes structures that have been built by humans and that have a defined area and fixed locality (i.e. has a local permanence).
3. Federal lands as defined by section 2(1) of CEAA 2012: this applies to proposed Projects that are wholly or partially located on lands and waters managed by Port Metro Vancouver.

PER Review Categories Description

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 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 public and stakeholder notification• May require Aboriginal consultation	
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• Public and stakeholder consultation anticipated• Aboriginal consultation anticipated	
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• Public and stakeholder consultation required• Aboriginal consultation required	Complex

Process Steps Overview

Review Phases	Steps	What's submitted
Phase 1: Preliminary Review	Step 1: Preliminary Project Inquiry	Preliminary Project Inquiry Submitted
	Step 2: Preliminary Project Inquiry Review	
	Step 3: Application Submission	Application Form and Documents Submitted
	Step 4: Completeness Check	
APPLICATION CONSIDERED COMPLETE. APPLICANT NOTIFIED. CLOCK STARTS.		
Phase 2: Application Review	Step 5: Application Review	
	Step 6: Project Decision	
DECISION MADE. APPLICANT NOTIFIED. CLOCK STOPS.		
Phase 3: Monitoring	Step 7: Permit Conditions Follow-up	

Project Example – Category A



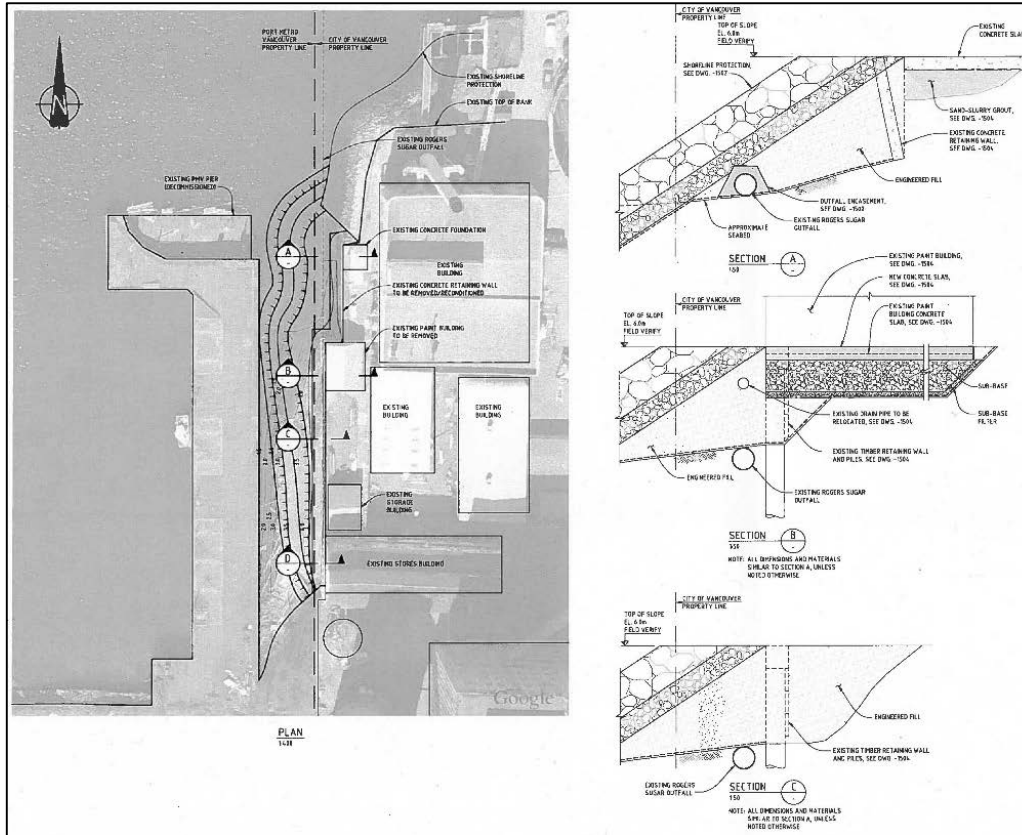
Project Facts:

- One for one pile replacement project
- Piles replaced in close proximity to the location of the piles to be removed
- Piles removed in entirety

Requirements:

- Category A/B application form
- Supporting documents included location drawings and installation methodologies
- No consultation required

Project Example – Category B



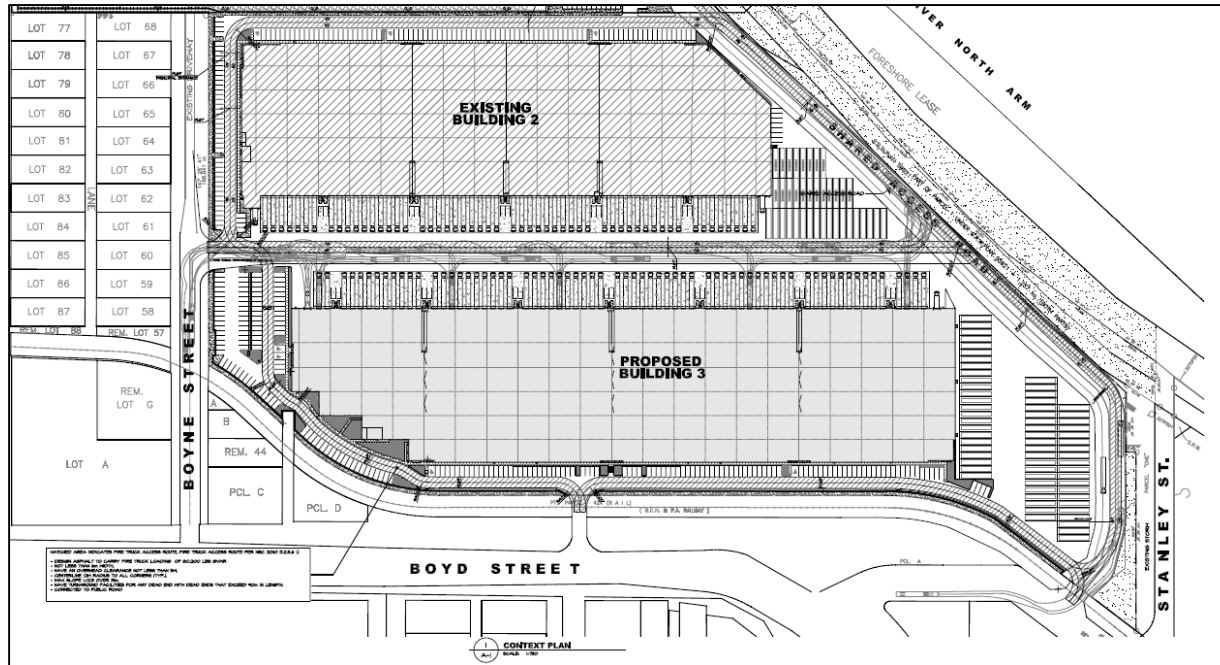
Project Facts:

- Shoreline protection works
- 1000 m² footprint – no change from previous footprint
- Placement of 1200 m³ of rip rap
- Removal of 3 piles

Requirements:

- Construction notification

Project Example – Category C



Project Facts:

- 28,000 square metre (300,000 sq. ft.) warehouse
- 218 parking stalls
- 65 trailer stalls
- Paving, fencing, landscaping
- New and existing utilities

Requirements:

- Traffic Impact Study
- Landscaping Plan
- Public notification
- Municipal consultation
- Construction notification
- Building Permit

Project Example – Category D



Project Facts:

- New grain terminal facility development
- Demolition of existing structures
- 48 concrete silos of 51.8 m (170 ft.) tall
- Berth demolition and upgrade

Requirements:

- Preliminary Comment Period
- Road, Rail and Marine Studies
- Environmental Studies
- Seismic and Flood Impact considerations
- View & Alternative Siting Analysis
- Public, Stakeholder & Aboriginal Consultation