

What is a Land Use Plan?

All Canada Port Authorities are required to have a [Land Use Plan](#), which is a high level policy document and framework to guide the development of a port authority's land and waters for the next 15 to 20 years. It is similar to a municipal official community plan and identifies the types of uses that are appropriate within different areas of the port authority's jurisdiction.

The Vancouver Fraser Port Authority's most recent Land Use Plan was issued in 2014 and was developed in consultation with more than 1,000 people, representing municipalities, Aboriginal groups, government agencies, environmental organizations, businesses, industries and members of the public.

What does the Land Use Plan include?

The Land Use Plan includes goals, policies and land use designations to guide planning in all the areas across the port authority's jurisdiction and provide clarity for neighbouring residents and communities on long-term development for all federal lands managed by the port authority.

Our Land Use Plan includes eight different designations for land and water, as well as implementation measures to ensure we work towards the identified goals.

Why is the Land Use Plan being amended?

Over the past year, we have acquired three industrial properties in Richmond and two industrial properties in Delta. We are now required by the *Canada Marine Act* to add them to our Land Use Plan by way of an amendment.

What is the current zoning or designation for these properties?

The properties are currently designated industrial by the municipalities.

Specifically, the City of Richmond's municipal land use designation for the Richmond properties is "Commercial & Industrial" and zoned "CEA – Entertainment and Athletics".

The Corporation of Delta's municipal land use designation for the Delta properties is "Industrial" and zoned "I2 – Heavy Industrial" and "I2/I6 – Heavy Industrial/Waterfront Industrial".

What is the proposed designation for these new properties?

Using the terminology in our Land Use Plan, these new properties would be designated "Industrial".

Is any of this land agricultural land?

The properties in Richmond and Delta are not in the Agricultural Land Reserve and are not agricultural land.

Why are you notifying the public if the designation is not being changed?

As outlined in our [Land Use Plan](#) (page 71) and specified by the *Canada Marine Act*, adding new land purchases requires public consultation and approval from the port authority's board of directors. For such amendments, the *Canada Marine Act* sets out procedural requirements for public notice, consultation and adoption by the board of directors.

Why did the port authority buy this land?

The supply of land in the Lower Mainland suitable for trade and goods movement is running out and is expected to be gone in about a decade. The port authority is buying available industrial land to preserve it for future use for trade because Canada's trade is growing.

At the same time, we are calling for a regional discussion on land management so that land for goods movement and other uses, including agricultural use, can be preserved for future generations.

What will the properties be used for?

At this time, there are no plans to change how the lands are currently being used. The "Industrial" designation specified by our Land Use Plan is primarily intended for light and heavy industrial activities to support port operations, transportation of goods and marine support services. These activities include operations such as warehousing and distribution centres, container storage facilities, transloading facilities, ship repair and barge moorage activities.

How is the public being notified?

The procedure to add new land acquisitions to a Land Use Plan is set out in the [Canada Marine Act, section 48](#), including the procedure for public consultation.

The port authority is required to advertise in a major newspaper and host a public meeting at least 60 days prior to adopting the plan or substantive amendments to the plan.

In order to ensure we reached the surrounding community and following best practices for community engagement, we have gone above and beyond the requirements under the *Canada Marine Act* for notification.

We are hosting two information sessions, one in Richmond and one in Delta in June 2016. Advertisements announcing the sessions were placed two weeks prior in the Vancouver Sun, Richmond Now and the Surrey/North Delta Leader newspapers. The notice of the proposed amendments and information sessions was also distributed via hand delivery and mail-drop to adjacent property owners, residents and businesses within a half-kilometre radius of the properties. Notification letters were also sent to the City of Richmond and the Corporation of

Delta, as well as to Metro Vancouver and the Ministry of Transportation and Infrastructure who are adjacent landowners.

When are the information sessions?

- Richmond, Saturday, June 25 from 1:30pm – 4:30pm in the Steveston Room, Riverport Holiday Inn, 10688 No. 6 Road.
- Delta, Tuesday, June 28 from 4:00pm – 7:00pm in the Delta Room, North Delta Recreation Centre, 11415 84 Avenue

Are there other ways for the public to participate?

We are also running a public consultation period from June 10 to August 9.

Information about the proposed amendments is available on the port authority's website at porttalk.ca/landuseplan. Interested individuals are encouraged to read the current [Land Use Plan](#) and the proposed amendments, and provide feedback through an on-line feedback form. Interested individuals can also provide their feedback in person by attending one of the information sessions, sending us an email at landuseplan@portvancouver.com or calling 604.665.9558.

How will the municipalities be consulted?

Notifications were sent to the Directors of Planning at the City of Richmond and Corporation of Delta notifying them of the upcoming Land Use Plan amendments and information sessions. We also offered to meet with them to address any questions they may have about the process and proposed amendments.

What will you do with the feedback?

We will be compiling all the feedback and summarizing key themes in a consultation summary report which will be posted on porttalk.ca/landuseplan.com after the close of the consultation period. The summary report will also describe how we responded to the feedback received.

The summary report will be provided to the port authority's board of directors for review to inform their decision on the amendments.

How will the results of the consultation be shared?

At the end of the public consultation period, we will post the consultation summary report outlining all the comments that were received and how we considered the comments, notifying directly those who provide us with their contact information during consultation.

Details of the proposed amendments

Details	Richmond	Delta	Delta
Properties	10651 No. 6 Road/13751 & 13851 Steveston Highway, Richmond	9658 River Road	9857 River Road
Site Area	13.4 acres/5.4 ha	2.3 acres/0.94 ha	0.01 acres/0.04 ha
Current use	None, currently unoccupied	Container storage facility	Tug boat and towing services
Future use	The property is currently vacant. Any proposed developments will be required to receive permits from the port authority and conform to the "Industrial" uses in its Land Use Plan.	Same, no change	Same, no change
Former municipal Zoning	CEA – Entertainment and Athletics	I2 – Heavy Industrial	I2/I6 – Heavy Industrial/Waterfront Industrial
Former municipal land use designation	Commercial & Industrial	Industrial	Industrial
Proposed Land Use Plan designation	Industrial	Industrial	Industrial

General Land Use Plan background

What is the mix of designations in the port authority's current Land Use Plan?

- 1% is Commercial
- 5% is Industrial
- 9% is Log Storage
- 11% is Conservation or Recreation
- 16% is Terminal
- 52% is Port water

How much consultation did you undertake to develop the current Land Use Plan?

We engaged with over 1,000 people and hundreds of organizations over three years through:

- 15 workshops
- 6 open houses
- 3 discussion sessions
- 3 First Nations workshops
- 3 street teams
- 3 webinars
- 5,000 unique visits to online mapping tool

Who did you consult with?

We consulted with a wide range of people including:

- Members of the public
- Environmental and community groups
- Port tenants and industry groups
- First Nations
- Municipalities
- Provincial and federal government agencies
- Regional agencies and authorities