



## **Project & Environmental Review Categories**

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## 1 INTRODUCTION

This Project and Environmental Review (PER) category document is intended for applicants who are planning projects or activities on federal lands and waters managed by the Vancouver Fraser Port Authority (VFPA). Its objective is to assist applicants' understanding of the level of review anticipated for a specific project or activity that requires a VFPA project permit. The PER categories document is intended to be used in conjunction with VFPA's Project and Environmental Review Application Guide.

Please consult the Works and Activities Exclusion List to determine if your proposed project requires a VFPA project permit. If you are uncertain, contact VFPA at [PER@portvancouver.com](mailto:PER@portvancouver.com) to assist you with this determination. The balance of this document addresses projects and activities that require a VFPA project permit.

Principles for applying the project categories include:

- Project complexity generally increases from Category 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.
- Projects which do not fit clearly into a category will be assessed by VFPA on a case by case basis.
- Proposed projects must be consistent with VFPA's Land Use Plan. Please contact VFPA at [PER@portvancouver.com](mailto:PER@portvancouver.com) if you are unsure if your project is consistent with the Land Use Plan.
- Project review times identified in this document are estimates only. Please consult the VFPA Project and Environmental Review Application Guide for more information on review times.
- Projects which require a VFPA building permit undergo a separate process in addition to the Project and Environmental Review process described in the Project and Environmental Review Application Guide. Please consult VFPA's Building Code Review Guidelines for more information on applying for a VFPA building permit.
- Proposed projects must be consistent with the terms of your lease or licence with VFPA. Please contact your Property Administrator to confirm.

Project review categories are at the heart of VFPA's Project and Environmental Review process. Most projects should fit into one of the categories identified in this document. Where it is unclear what category your project may fit into, please contact VFPA at [PER@portvancouver.com](mailto:PER@portvancouver.com) to help you identify the appropriate category. Where different components of a proposed project appear to fit into different categories, generally the higher category will apply to the overall project. Note that VFPA will make the final determination of the category that applies to any given project.

There may be instances where information received during the course of a Project and Environmental Review may indicate that a change of review category is appropriate. In this event, the applicant will be contacted by the assigned VFPA Project Lead to confirm that a change in review category is anticipated.

New or expanded facilities and activities may meet thresholds set out in the Physical Activities Regulations under the *Impact Assessment Act*. If your project is a designated project under the *Impact Assessment Act*, please contact the Impact Assessment Agency of Canada. For designated projects on VFPA-managed lands and waters which have undergone an environmental assessment by the Impact Assessment Agency of Canada, please contact VFPA to determine how the Project and Environmental Review process applies to the project.

Certain projects and activities located within defined plan areas, such as the East Vancouver Port Lands (EVPL) Area Plan or Central Waterfront Port Lands Policy Statement Area, may have specific requirements which would preclude them from being considered in a category that would apply elsewhere in the port, or may add additional requirements to the PER process. Please review those plans to determine if your site falls within their scope.

## 2 REPAIR, REPLACEMENT, AND MAINTENANCE

### 2.1 Interpretation

To be considered repair, replacement and/or maintenance, the proposed project **must meet the following criteria:**

1. Materials/equipment will generally be like for like in the same location.
2. Any change in footprint will be on the upland and limited to existing concrete or asphalt areas (i.e. no increase in impervious surface area will result).
3. No change in discharge is associated with the project.
4. No more than a 5 % increase in facility design capacity will result.

### 2.2 Project Examples

Examples of projects within this activity grouping include:

- Replacing deteriorating piles and timbers on an existing dock
- Placing rip rap to return a slope to design criteria
- Repairing a boat ramp
- Replacing an existing modular building or storage shed

**Table 1. Category Criteria for Repair, Replacement and Maintenance**

Project	Category A	Category B	Category C	Category D
<p>Key Category Attributes</p> <p><b>Note: The starting point for review time estimates is the date on which VFPA considers the Application to be complete.</b></p>	<ul style="list-style-type: none"> <li>• 1 to 10 business days</li> <li>• No consultation anticipated</li> </ul>	<ul style="list-style-type: none"> <li>• 10 to 60 business days</li> <li>• Potential Indigenous consultation</li> <li>• Potential public and stakeholder notification</li> <li>• May require posting to the federal registry for 30 calendar days.</li> </ul>	<ul style="list-style-type: none"> <li>• 60 to 120 business days</li> <li>• Indigenous consultation anticipated</li> <li>• Public and stakeholder consultation anticipated</li> <li>• Technical studies may be required</li> <li>• Requires posting to the federal registry for 30 calendar days.</li> </ul>	<ul style="list-style-type: none"> <li>• 120 to 170 business days</li> <li>• Indigenous consultation anticipated</li> <li>• Public and stakeholder consultation required</li> <li>• Technical studies may be required</li> <li>• Requires posting to the federal registry for 30 calendar days.</li> </ul>
<p><u>Pile Replacement</u></p> <p><i>Note: Replacement piles relocated greater than 5 m from extracted piles are considered new piles. See section 3.</i></p>	<ol style="list-style-type: none"> <li>1. Replacement or relocated piles will be replaced one for one in the same locations (i.e., within 5 m of extracted piles);</li> <li>2. Piles will be extracted and/or installed using a vibratory or drop hammer;</li> </ol> <p style="text-align: center;"><b>AND</b></p> <ol style="list-style-type: none"> <li>3. Vessels and equipment will not impede navigation or interfere with vessel operations.</li> </ol>	<ol style="list-style-type: none"> <li>1. Known contamination is present at the pile locations;</li> </ol> <p style="text-align: center;"><b>OR</b></p> <ol style="list-style-type: none"> <li>2. One or more of the criteria in Category A do not apply.</li> </ol>	<p>Not applicable.</p>	<p>Not applicable.</p>

Project	Category A	Category B	Category C	Category D
<p><u>Upland Building Replacement</u> Includes replacing a modular building, storage shed or security kiosk</p>	<ol style="list-style-type: none"> <li>1. The building footprint is less than 50 m<sup>2</sup> and its height is less than 3 m;</li> <li>2. No new utility infrastructure will be installed;</li> <li>3. No vegetation removal will be conducted;</li> <li>4. No excavation beyond imported fill will be conducted;</li> <li>5. No discharge to a water body will occur;</li> <li>6. No placement of temporary or permanent fill in a water body;</li> </ol> <p style="text-align: center;"><b>AND</b></p> <ol style="list-style-type: none"> <li>7. No species at risk are known to be present in the area.</li> </ol> <p><i>Note: If all of the above criteria apply, the building footprint is &lt;10 m<sup>2</sup>, and the activities will be conducted more than 15 m measured horizontally from the high water mark, please review the Works and Activities Exclusion List to confirm if the activity will require a project permit.</i></p>	<ol style="list-style-type: none"> <li>1. The building footprint is greater than 50 m<sup>2</sup>;</li> <li>2. One or more of the criteria in Category A do not apply.</li> </ol>	<p>Not applicable.</p>	<p>Not applicable.</p>



Project	Category A	Category B	Category C	Category D
<p><u>Repair and Maintenance of a Dock, Float, or Structure Located Upland, or Overwater, or Associated with Minor in-water Works</u></p> <p>Includes fender and decking repairs, navigation aid maintenance or repairs</p>	<ol style="list-style-type: none"> <li>1. With the exception of pile replacement, activities will be conducted in the dry (i.e., above the water surface) during appropriate tide levels or properly mitigated for environmental impacts;</li> <li>2. No discharge to a water body will occur;</li> <li>3. No vegetation removal will be conducted;</li> <li>4. No excavation beyond imported fill will be conducted;</li> <li>5. No species at risk are known to be present in the area;</li> <li>6. Vessels and equipment will not impede navigation or interfere with vessel operations;</li> </ol> <p style="text-align: center;"><b>AND</b></p> <ol style="list-style-type: none"> <li>7. No machinery or equipment will operate on the intertidal foreshore (i.e., activities will be land-based or conducted from a barge).</li> </ol> <p><i>Note: If all of the above criteria apply and the activities will be conducted on the upland and above the high water mark, please review the Works and Activities Exclusion List to confirm if the activity will require a project permit.</i></p>	<p>One or more of the criteria in Category A do not apply.</p>	<p>Not applicable.</p>	<p>Not applicable.</p>

Project	Category A	Category B	Category C	Category D
<p><u>Shoreline Protection</u></p> <p>Includes sheet pile wall maintenance and rip rap replacement where the footprint and crest height will not change from the original design</p>	<p>Not applicable.</p>	<ol style="list-style-type: none"> <li>1. No vegetation will be impacted;</li> <li>2. No excavation beyond imported fill will be conducted;</li> <li>3. Activities will be conducted during appropriate tide levels and within timing windows for the protection of fish and wildlife;</li> <li>4. No species at risk are known to be present in the area;</li> </ol> <p style="text-align: center;"><b>AND</b></p> <ol style="list-style-type: none"> <li>5. Vessels and equipment will not impede navigation or interfere with vessel operations.</li> </ol>	<p>One or more of the criteria in Category B do not apply.</p>	<p>Not applicable.</p>

### **3 NEW INSTALLATION, UPGRADE AND EXPANSION**

#### **3.1 Interpretation**

This section addresses proposed projects involving new installations, upgrades, expansions and relocations. Please contact VFPA at PER@portvancouver.com if you are unsure if your project is consistent with VFPA's Land Use Plan, or contact your Property Administrator to confirm the terms of your lease or licence with VFPA.

#### **3.2 Project Examples**

Examples of projects within this activity grouping include:

- Installing a new barge ramp or conveyor system
- Constructing or expanding a warehouse or distribution building
- Constructing or expanding terminal facilities
- Upgrading dust control systems, such as replacing filters, fans and spray poles
- Upgrading existing loading equipment
- Extending an existing rail spur
- Replacing and upgrading an electrical substation
- Installing a new underground utility
- Installing new (i.e. not replacement) equipment

**Table 2. Category Criteria for New Installation, Upgrade, and Expansion**

Project	Category A	Category B	Category C	Category D
<p>Key Category Attributes</p> <p><b>Note: The starting point for review time estimates is the date on which VFPA considers the Application to be complete.</b></p>	<ul style="list-style-type: none"> <li>• 1 to 10 business days</li> <li>• No consultation anticipated</li> </ul>	<ul style="list-style-type: none"> <li>• 10 to 60 business days</li> <li>• Potential Indigenous consultation</li> <li>• Potential public and stakeholder notification</li> <li>• May require posting to the federal registry for 30 calendar days.</li> </ul>	<ul style="list-style-type: none"> <li>• 60 to 120 business days</li> <li>• Indigenous consultation anticipated</li> <li>• Public and stakeholder consultation anticipated</li> <li>• Technical studies may be required</li> <li>• Requires posting to the federal registry for 30 calendar days.</li> </ul>	<ul style="list-style-type: none"> <li>• 120 to 170 business days</li> <li>• Indigenous consultation anticipated</li> <li>• Public and stakeholder consultation required</li> <li>• Technical studies may be required</li> <li>• Requires posting to the federal registry for 30 calendar days.</li> </ul>
<p><u>New Pile Installation or Relocation</u></p> <p><i>Note: Replacement piles relocated greater than 5 m from extracted piles are considered a new installation</i></p>	<p>Not applicable.</p>	<p>1. None of the Category C criteria apply</p>	<p>1. Known archaeological resources or fishing areas may be impacted;</p> <p>2. Species at risk which may be affected by the activities are potentially present;</p> <p style="text-align: center;"><b>OR</b></p> <p>3. Road, rail or marine traffic will be significantly impacted.</p>	<p>Not applicable.</p>

Project	Category A	Category B	Category C	Category D
<p><u>Signs, Advertisements and Lighting</u></p> <p>The installation of signage, advertisements or billboards, new high mast lighting and exterior lighting systems</p>	<ol style="list-style-type: none"> <li>1. The footprint of the structures is less than 1,000 m<sup>2</sup>;</li> <li>2. The height of the structures is less than 20 m above grade;</li> <li>3. The area of the sign or advertisement is &lt; 20 m<sup>2</sup>.</li> <li>4. Light fixtures are energy-efficient (LED where feasible);</li> <li>5. Lighting does not impact adjacent tenants, residents, and traffic safety.</li> <li>6. Design will minimize light spill and trespass;</li> <li>7. Lighting does not interfere with navigation;</li> <li>8. Light fixtures will be angled downwards;</li> <li>9. No vegetation removal will be conducted;</li> <li>10. No excavation beyond imported fill will be conducted;</li> <li>11. No new utility infrastructure will be installed;</li> <li>12. No discharge to a water body will occur;</li> </ol> <p style="text-align: center;"><b>AND</b></p> <ol style="list-style-type: none"> <li>13. No species at risk are known to be present in the area.</li> </ol> <p><i>Note: If all of the above criteria apply, the structure height is &lt;3 m, and the area of a sign is &lt; 4 m<sup>2</sup> please review the Works and Activities Exclusion List to confirm if the activity will require a project permit.</i></p>	<ol style="list-style-type: none"> <li>1. One or more of the criteria in Category A do not apply;</li> <li>2. The structure may have view or sight line impacts;</li> <li>3. New or modified emissions such as light or noise may impact residents.</li> </ol>	<p>Not applicable.</p>	<p>Not applicable.</p>

Project	Category A	Category B	Category C	Category D
<p><u>Utility Infrastructure</u></p> <p>Includes a new stormwater outfall, utility hook ups, sewer, water supply pipeline, oil or natural gas utilities pipeline, electrical and telecommunication infrastructure</p>	<ol style="list-style-type: none"> <li>1. Works are related to sewers, drains, service tunnels and overhead or underground telecommunication lines are more than 30 m from a water body and underneath or alongside a road or railway;</li> <li>2. Water pipelines less than 100 m in length;</li> <li>3. Water related utility infrastructure with a footprint less than 100m<sup>2</sup></li> <li>4. No excavation beyond imported fill will be conducted;</li> <li>5. No placement of temporary or permanent fill in a water body;</li> <li>6. No crossing of a water body, other than an overhead crossing by a telecommunication line;</li> <li>7. No new or modified discharges to air or water will occur as a result of the project;</li> <li>8. The structure height is less than 20 m;</li> <li>9. No vegetation removal will be conducted;</li> <li>10. No known or suspect subsurface contamination will be disturbed;</li> <li>11. No species at risk are known to be present in the area;</li> </ol> <p style="text-align: center;"><b>AND</b></p> <ol style="list-style-type: none"> <li>12. The capacity of the network to which the utility will be connected will not be impacted.</li> </ol>	<ol style="list-style-type: none"> <li>1. One or more of the criteria in Category A do not apply;</li> </ol> <p style="text-align: center;"><b>OR</b></p> <ol style="list-style-type: none"> <li>2. None of the criteria in Category C apply.</li> </ol>	<ol style="list-style-type: none"> <li>1. Known archaeological resources or fishing areas may be impacted;</li> <li>2. Intertidal or riparian vegetation will be impacted;</li> <li>3. The structure may have significant view impacts;</li> <li>4. A new or modified discharge to air or water will occur as a result of the project;</li> <li>5. Known or suspect subsurface contamination will be disturbed;</li> </ol> <p style="text-align: center;"><b>OR</b></p> <ol style="list-style-type: none"> <li>6. Species at risk which may be affected by the activities are potentially present.</li> </ol>	<p>Not applicable.</p>

Project	Category A	Category B	Category C	Category D
<p><u>New Float Home or Relocation of a Float Home</u></p> <p>Includes relocating or installing a single float home within an existing VFPA-approved float home facility</p>	<p><i>For relocating an existing float home within VFPA jurisdiction only;</i></p> <ol style="list-style-type: none"> <li>The float home will be connected to existing approved sanitary services;</li> <li>No pile installation or other in-water work will be conducted;</li> </ol> <p style="text-align: center;"><b>AND</b></p> <ol style="list-style-type: none"> <li>Vessel traffic and navigation will not be impacted.</li> </ol>	<ol style="list-style-type: none"> <li>A new float home will be installed within VFPA jurisdiction;</li> </ol> <p style="text-align: center;"><b>OR</b></p> <ol style="list-style-type: none"> <li>One or more of the criteria in Category A do not apply.</li> </ol>	<p>Not applicable.</p>	<p>Not applicable.</p>
<p><u>Shoreline Protection</u></p> <p>Includes a new or expanded sheet pile wall, rip rap placement beyond the footprint or crest height of the existing design, placement of an in-water rock buttress to support a sheet pile wall</p>	<p>Not applicable.</p>	<ol style="list-style-type: none"> <li>No vegetation will be impacted;</li> <li>No excavation beyond imported fill will be conducted;</li> <li>Activities will be conducted during appropriate tide levels and within timing windows for the protection of fish and wildlife;</li> <li>No species at risk are known to be present in the area;</li> </ol> <p style="text-align: center;"><b>AND</b></p> <ol style="list-style-type: none"> <li>Vessels and equipment will not impede navigation or interfere with vessel operations.</li> </ol>	<p>One or more of the criteria in Category B do not apply.</p>	<p>Not applicable.</p>

Project	Category A	Category B	Category C	Category D
<p><u>Dock, Wharf, Gangway, Float, Barge Ramp, Berth</u></p> <p>Includes installing a new commercial marina, installing a new barge ramp, expanding an existing berth</p>	<p>Not applicable.</p>	<p>1. None of the criteria in Category C apply.</p>	<p>1. The project will involve placing fill in water for the purpose of creating land;</p> <p>2. Existing road, rail or marine traffic or network capacity may be significantly impacted;</p> <p>3. A new or modified discharge to air or water will occur as a result of the project;</p> <p>4. Intertidal or riparian vegetation will be impacted;</p> <p>5. Known or suspect subsurface contamination will be disturbed;</p> <p>6. New or modified emissions such as light or noise may impact residents;</p> <p>7. Known archaeological resources or fishing areas may be impacted;</p> <p style="text-align: center;"><b>OR</b></p> <p>8. Species at risk which may be affected by the activities are potentially present.</p>	<p>The project has multiple potential impacts identified in Category C.</p>



Project	Category A	Category B	Category C	Category D
<p><u>Upland Building</u> Includes installing, expanding, or constructing a building, distribution centre, modular building, soft-sided structure, or shipping container intended for occupation, equipment installation, or storage use.</p>	<ol style="list-style-type: none"> <li>1. The building footprint is less than 15 m<sup>2</sup> (160 ft<sup>2</sup>) and its height less than 3 m;</li> <li>2. No new utility infrastructure will be installed;</li> <li>3. No excavation beyond imported fill will be conducted;</li> <li>4. First Nation reserve/treaty lands and known archaeological sites are not located within 250 m;</li> <li>5. No vegetation removal will be conducted;</li> <li>6. No new or modified discharges to air or water will occur as a result of the project;</li> <li>7. No known or suspect subsurface contamination will be disturbed;</li> <li>8. No placement of temporary or permanent fill in a water body;</li> </ol> <p style="text-align: center;"><b>AND</b></p> <ol style="list-style-type: none"> <li>9. No species at risk are known to be present in the area.</li> </ol> <p><i>Note: If all of the above criteria apply, the building footprint is &lt;10 m<sup>2</sup> the activities will be conducted greater than 15 m measured horizontally from the high water mark, please review the Works and Activities Exclusion List to confirm if the activity will require a project permit.</i></p>	<ol style="list-style-type: none"> <li>1. The building footprint is greater than 15 m<sup>2</sup> (160 ft<sup>2</sup>)</li> <li>2. One or more of the criteria in Category A do not apply;</li> </ol> <p style="text-align: center;"><b>AND</b></p> <ol style="list-style-type: none"> <li>3. None of the criteria in Category C apply.</li> </ol>	<ol style="list-style-type: none"> <li>1. The project will involve placing fill in water for the purpose of creating land;</li> <li>2. Existing road, rail or marine traffic or network capacity may be significantly impacted;</li> <li>3. New or modified emissions such as light or noise may impact nearby residents;</li> <li>4. The structure may have significant view impacts;</li> <li>5. Known archaeological resources may be impacted;</li> <li>6. A new or modified discharge to air or water will occur as a result of the project;</li> <li>7. Known or suspect subsurface contamination will be disturbed;</li> </ol> <p style="text-align: center;"><b>OR</b></p> <ol style="list-style-type: none"> <li>8. Species at risk which may be affected by the activities are potentially present.</li> </ol>	<p>Not applicable.</p>

Project	Category A	Category B	Category C	Category D
<p><u>Upland Structure, Equipment or Transportation Corridor (e.g. railway line or road) (excluding Petroleum and Allied Petroleum Product Facilities and Structures)</u></p> <p>Includes installing, expanding or upgrading a shiploader, a dumper building, a conveyer, a grain silo, an aggregate facility, bulk liquid non-petroleum storage tanks, a wastewater treatment facility, a dust control system, a railway line, an overpass, and similar works</p>	<p>Not applicable.</p>	<p>1. None of the criteria in Category C apply.</p>	<p>1. The project will involve placing fill in water for the purpose of creating land;</p> <p>2. Existing road, rail or marine traffic or network capacity may be significantly impacted;</p> <p>3. New or modified emissions such as light or noise may impact nearby residents;</p> <p>4. The structure may have significant view impacts;</p> <p>5. Known archaeological resources may be impacted;</p> <p>6. Vegetation will be impacted;</p> <p>7. A new or modified discharge to air or water will occur as a result of the project;</p> <p>8. Known or suspect subsurface contamination will be disturbed;</p> <p style="text-align: center;"><b>OR</b></p> <p>9. Species at risk which may be affected by the activities are potentially present.</p>	<p>The project has multiple potential impacts identified in Category C.</p>

Project	Category A	Category B	Category C	Category D
<p><u>Upland installation, expansion, or replacement of fencing, sidewalks, new parking lot or paved area, pathways, or pedestrian ramps associated with a building or structure</u></p>	<ol style="list-style-type: none"> <li>1. The footprint of the works are less than 1,000 m<sup>2</sup> on developed lands, or less than 100 m<sup>2</sup> undeveloped lands;</li> <li>2. No new utility infrastructure will be installed;</li> <li>3. No excavation beyond imported fill will be conducted;</li> <li>4. First Nation reserve/treaty lands and known archaeological sites are not located within 250 m;</li> <li>5. No vegetation removal will be conducted;</li> <li>6. No new or modified discharges to air or water will occur as a result of the project;</li> <li>7. No known or suspect subsurface contamination will be disturbed;</li> </ol> <p style="text-align: center;"><b>AND</b></p> <ol style="list-style-type: none"> <li>8. No species at risk are known to be present in the area.</li> </ol> <p><i>Note: If all of the above criteria apply and the activities will be conducted greater than 15 m measured horizontally from the high water mark, please review the Works and Activities Exclusion List to confirm if the activity will require a project permit.</i></p>	<ol style="list-style-type: none"> <li>1. The footprint of the works are greater than 1,000 m<sup>2</sup> on developed land or greater than 100 m<sup>2</sup> on undeveloped lands;</li> <li>2. Vegetation will be impacted;</li> <li>3. One or more of the criteria in Category A do not apply;</li> </ol> <p style="text-align: center;"><b>AND</b></p> <ol style="list-style-type: none"> <li>4. None of the criteria in Category C apply.</li> </ol>	<ol style="list-style-type: none"> <li>1. New or modified emissions such as light or noise may impact nearby residents;</li> <li>2. The infrastructure may have significant view impacts;</li> <li>3. Known archaeological resources may be impacted;</li> <li>4. Known or suspect subsurface contamination will be disturbed;</li> <li>5. Species at risk which may be affected by the activities are potentially present.</li> </ol>	<p>Not applicable.</p>

Project	Category A	Category B	Category C	Category D
<p><u>New Petroleum and Allied Petroleum Product Facilities and Structures</u></p> <p>Includes new waste oil tank, new diesel storage tank system and fueling facility, new tank farm</p> <p><i>Note: The category for other bulk liquid facilities and structures will be determined based on the same criteria described here, with the exception of the designated project threshold for Category D.</i></p>	<ol style="list-style-type: none"> <li>1. Aboveground storage tank with a total design storage capacity of less than 5 000 L;</li> <li>2. No activities will occur below the high water mark;</li> <li>3. The new facilities will be located greater than 15 m measured horizontally from the high water mark;</li> <li>4. No vegetation removal will be conducted;</li> <li>5. No excavation beyond imported fill will be conducted;</li> <li>6. No known or suspect subsurface contamination will be disturbed;</li> </ol>	<ol style="list-style-type: none"> <li>1. The new facilities will have a total design storage capacity between 5 000 L and 100 000 L;</li> <li>2. One or more of the criteria in Category A do not apply;</li> </ol> <p style="text-align: center;"><b>AND</b></p> <ol style="list-style-type: none"> <li>3. None of the criteria in Category C apply.</li> </ol>	<ol style="list-style-type: none"> <li>1. The new facilities will have a total design storage capacity of between 100 000 L and 5 Million L;</li> <li>2. The project will involve placing fill in water for the purpose of creating land;</li> <li>3. Road, rail or marine traffic may be significantly impacted;</li> <li>4. New or modified emissions such as light or noise may impact nearby residents;</li> <li>5. The structure may have significant view impacts;</li> <li>6. Known archaeological resources may be impacted;</li> <li>7. A new or modified discharge to air or water will occur as a result of the project;</li> <li>8. Known or suspect subsurface contamination will be disturbed;</li> </ol> <p style="text-align: center;"><b>OR</b></p> <ol style="list-style-type: none"> <li>9. Species at risk which may be affected by the activities are potentially present.</li> </ol>	<ol style="list-style-type: none"> <li>1. The new petroleum storage facilities will have a total design storage capacity of greater than 5 Million L and less than 500 Million L (which is a designated project threshold under IAA);</li> </ol> <p style="text-align: center;"><b>OR</b></p> <ol style="list-style-type: none"> <li>2. The project has multiple potential impacts identified in Category C.</li> </ol>

## 4 DEMOLITION, DECONSTRUCTION, DECOMMISSIONING AND REMOVAL

### 4.1 Interpretation

Demolition, deconstruction and decommissioning involves the closure and/or removal of existing structures and materials at a site. No new or replacement structures will be installed as part of the project.

### 4.2 Project Examples

Examples of projects within this activity grouping include:

- Removal of a net shed
- Removal of damaged piles
- Deconstruction of a warehouse building
- Demolition of a grain silo

**Table 3. Category Criteria for Demolition, Deconstruction, Decommissioning and Removal**

Project	Category A	Category B	Category C	Category D
<p>Key Category Attributes</p> <p><b>Note: The starting point for review time estimates is the date on which VFPA considers the Application to be complete.</b></p>	<ul style="list-style-type: none"> <li>• 1 to 10 business days</li> <li>• No consultation anticipated</li> </ul>	<ul style="list-style-type: none"> <li>• 10 to 60 business days</li> <li>• Potential Indigenous consultation</li> <li>• Potential public and stakeholder notification</li> <li>• May require posting to the federal registry for 30 calendar days.</li> </ul>	<ul style="list-style-type: none"> <li>• 60 to 120 business days</li> <li>• Indigenous consultation anticipated</li> <li>• Public and stakeholder consultation anticipated</li> <li>• Technical studies may be required</li> <li>• Requires posting to the federal registry for 30 calendar days.</li> </ul>	<ul style="list-style-type: none"> <li>• 120 to 170 business days</li> <li>• Indigenous consultation anticipated</li> <li>• Public and stakeholder consultation required</li> <li>• Technical studies may be required</li> <li>• Requires posting to the federal registry for 30 calendar days.</li> </ul>

Project	Category A	Category B	Category C	Category D
<p><u>Demolition or Removal of an Upland Building or Structure</u></p>	<ol style="list-style-type: none"> <li>1. The building footprint is less than 50 m<sup>2</sup> and its height is less than 3 m;</li> <li>2. The building more than 30 m from a school, hospital or residential building;</li> <li>3. The structure is a lighting system, signage, fencing, sidewalk, boardwalk, path or pedestrian ramp with a footprint less than 1,000 m<sup>2</sup>.</li> <li>4. No riparian vegetation will be removed;</li> <li>5. No excavation beyond imported fill will be conducted;</li> <li>6. No discharge to a water body will occur;</li> <li>7. No species at risk are known to be present in the area;</li> <li>8. No hazardous materials will be removed;</li> <li>9. No known or suspect subsurface contamination will be disturbed.</li> </ol> <p><i>Note: If the structure footprint is less than 10 m<sup>2</sup> and the activities will be conducted greater than 15 m measured horizontally from the high water mark, please review the Works and Activities Exclusion List to confirm if the activity will require a project permit.</i></p>	<ol style="list-style-type: none"> <li>1. The building footprint is between 50 m<sup>2</sup> and 1,000 m<sup>2</sup>;</li> </ol> <p style="text-align: center;"><b>OR</b></p> <ol style="list-style-type: none"> <li>2. One or more of the criteria in Category A do not apply;</li> </ol> <p style="text-align: center;"><b>AND</b></p> <ol style="list-style-type: none"> <li>3. None of the criteria in Category C apply.</li> </ol>	<ol style="list-style-type: none"> <li>1. The building, structure or equipment footprint is greater than 1,000 m<sup>2</sup></li> <li>2. Intertidal or riparian vegetation will be impacted;</li> <li>3. Known archaeological resources may be impacted;</li> <li>4. Known or suspect subsurface contamination will be disturbed;</li> <li>5. Species at risk which may be affected by the activities are potentially present;</li> <li>6. Road, rail or marine traffic may be impacted;</li> </ol> <p style="text-align: center;"><b>OR</b></p> <ol style="list-style-type: none"> <li>7. Blasting will be conducted.</li> </ol>	<p>Not applicable.</p>

Project	Category A	Category B	Category C	Category D
<u>Pile, Dock, Wharf, Marina, Net Shed Removal</u>	Not applicable.	1. None of the criteria in Category C apply.	1. Intertidal or riparian vegetation will be impacted; 2. Known archaeological resources may be impacted; 3. Known or suspect subsurface contamination will be disturbed; 4. Road, rail or marine traffic may be impacted; <p style="text-align: center;"><b>OR</b></p> 5. Species at risk which may be affected by the activities are potentially present.	Not applicable.

## **5 DREDGING**

### **5.1 Interpretation**

Dredging involves the removal of sediment to maintain navigation at a location.

### **5.2 Project Examples**

Examples of projects within this activity grouping include:

- Maintenance dredging within a sawmill water lot
- Dredging an existing navigation channel to design grade
- Expanding the dredged area adjacent to an existing berth to allow for moorage of different vessels
- Dredging to create a new navigation channel



**Table 4. Category Criteria for Dredging**

Project	Category A	Category B	Category C	Category D
<p>Key Category Attributes</p> <p><b>Note: The starting point for review time estimates is the date on which VFPA considers the Application to be complete.</b></p>	<ul style="list-style-type: none"> <li>• 1 to 10 business days</li> <li>• No consultation anticipated</li> </ul>	<ul style="list-style-type: none"> <li>• 10 to 60 business days</li> <li>• Potential Indigenous consultation</li> <li>• Potential public and stakeholder notification</li> <li>• May require posting to the federal registry for 30 calendar days.</li> </ul>	<ul style="list-style-type: none"> <li>• 60 to 120 business days</li> <li>• Indigenous consultation anticipated</li> <li>• Public and stakeholder consultation anticipated</li> <li>• Technical studies may be required</li> <li>• Requires posting to the federal registry for 30 calendar days.</li> </ul>	<ul style="list-style-type: none"> <li>• 120 to 170 business days</li> <li>• Indigenous consultation anticipated</li> <li>• Public and stakeholder consultation required</li> <li>• Technical studies may be required</li> <li>• Requires posting to the federal registry for 30 calendar days.</li> </ul>
<p><u>Maintenance Dredging at a Dock, Wharf, Gangway, Float, Barge Ramp, or Berth</u></p> <p>Includes removal of sediment within the same footprint and to the same depth as previously documented dredging activities.</p> <p><i>For areas where dredging activities were conducted greater than 10 years ago or that have no available documents of historic dredging within proposed dredge area see Capital Dredging.</i></p>	<p>Not applicable.</p>	<p>1. None of the criteria in Category C apply.</p>	<p>1. The purpose of the dredging is to remove contaminated sediments as part of a remediation program;</p> <p style="text-align: center;"><b>OR</b></p> <p>2. A new or unproven dredge or disposal method will be used.</p>	<p>Not applicable.</p>

Project	Category A	Category B	Category C	Category D
<p><u>Maintenance Dredging Associated with a Navigation Channel</u></p> <p>Includes removal of sediment within the navigation channel within the same footprint and to the same depth as previously documented dredging activities and is not associated with a physical work</p>	<ol style="list-style-type: none"> <li>1. Site has been dredged within the last ten years;</li> <li>2. No change of dredge footprint or depth from previous documented dredging;</li> <li>3. Sediment meets Disposal at Sea Criteria and will be disposed under valid permit or on land;</li> <li>4. Activities will be conducted during appropriate timing windows for the protection of fish and wildlife;</li> <li>5. Vessels and equipment will not impede navigation or interfere with vessel operations;</li> </ol> <p style="text-align: center;"><b>AND</b></p> <ol style="list-style-type: none"> <li>6. Proven methodology (e.g., clamshell bucket, hydraulic cutter or trailing suction) will be used.</li> </ol>	<ol style="list-style-type: none"> <li>1. Dredging is associated with a physical work</li> <li>2. Dredging was last conducted greater than ten years ago;</li> <li>3. Material will be disposed/dispersed in-river;</li> </ol> <p style="text-align: center;"><b>OR</b></p> <ol style="list-style-type: none"> <li>4. One or more of the criteria in Category A do not apply;</li> </ol> <p style="text-align: center;"><b>AND</b></p> <ol style="list-style-type: none"> <li>5. None of the criteria in Category C apply.</li> </ol>	<ol style="list-style-type: none"> <li>1. The purpose of the dredging is to remove contaminated sediments as part of a remediation program;</li> </ol> <p style="text-align: center;"><b>OR</b></p> <ol style="list-style-type: none"> <li>2. A new or unproven dredge or disposal method will be used.</li> </ol>	<p>Not applicable.</p>

Project	Category A	Category B	Category C	Category D
<p><u>Capital Dredging</u></p> <p>Includes expansion of previously documented dredge footprint or depth</p> <p style="text-align: center;"><b>OR</b></p> <p>Projects with no available documentation of historic dredging within proposed dredge area</p>	<p>Not applicable.</p>	<ol style="list-style-type: none"> <li>1. Proposed dredge depth is consistent with historic water depths within the dredge footprint;</li> <li>2. Dredge area is located greater than 250 m from First Nation reserve/treaty lands and known archaeological sites;</li> <li>3. Dredge area is located greater than 250 m from bridge footings, major utility infrastructure and pipelines (e.g. GVS&amp;DD sewer or water mains);</li> <li>4. Dredge footprint is not in close proximity to an environmentally sensitive area, such as critical habitat or FREMP red-coded habitat;</li> <li>5. Sediment meets Disposal at Sea Criteria and will be disposed under valid permit, on land or disposed/dispersed in-river;</li> <li>6. Activities will be conducted during</li> </ol>	<ol style="list-style-type: none"> <li>1. Dredge depth is deeper than historically known to occur within footprint;</li> <li>2. The purpose of the dredging is to remove contaminated sediments as part of a remediation program;</li> <li>3. A new or unproven dredge or disposal method will be used;</li> <li>4. Marine traffic may be significantly impacted;</li> </ol> <p style="text-align: center;"><b>OR</b></p> <ol style="list-style-type: none"> <li>5. One or more of the criteria in Category B do not apply.</li> </ol>	<ol style="list-style-type: none"> <li>1. The project has multiple potential impacts identified in Category C.</li> </ol>

Project	Category A	Category B	Category C	Category D
		appropriate timing windows for the protection of fish and wildlife;  <b>AND</b>  7. Proven methodology (e.g., clamshell bucket or hydraulic cutter) will be used.		

## 6 SHORT TERM ACTIVITIES (EXCLUDING DREDGING)

### 6.1 Interpretation

Short term activities include activities that will be conducted within a defined time period and will not be part of ongoing operations at a site. With the exception of environmental monitoring wells, no structures or equipment will be permanently installed or modified as part of the activities.

### 6.2 Project Examples

Examples of projects within this activity grouping include:

- Drilling or cone penetration testing
- Waterlot cleanup as part of lease termination
- Installation of in-water or intertidal monitoring equipment
- Filming

**Table 5. Category Criteria for Short Term Activities (Excluding Dredging)**

Project	Category A	Category B	Category C	Category D
<p>Key Category Attributes</p> <p><b>Note: The starting point for review time estimates is the date on which VFPA considers the Application to be complete.</b></p>	<ul style="list-style-type: none"> <li>• 1 to 10 business days</li> <li>• No consultation anticipated</li> </ul>	<ul style="list-style-type: none"> <li>• 10 to 60 business days</li> <li>• Potential Indigenous consultation</li> <li>• Potential public and stakeholder notification</li> <li>• May require posting to the federal registry for 30 calendar days.</li> </ul>	<ul style="list-style-type: none"> <li>• 60 to 120 business days</li> <li>• Indigenous consultation anticipated</li> <li>• Public and stakeholder consultation anticipated</li> <li>• Technical studies may be required</li> <li>• Requires posting to the federal registry for 30 calendar days.</li> </ul>	<ul style="list-style-type: none"> <li>• 120 to 170 business days</li> <li>• Indigenous consultation anticipated</li> <li>• Public and stakeholder consultation required</li> <li>• Technical studies may be required</li> <li>• Requires posting to the federal registry for 30 calendar days.</li> </ul>
<p><u>Geotechnical and Environmental Investigations, Drilling and Monitoring Well Installation, Remedial or Other Excavation</u></p>	<ol style="list-style-type: none"> <li>1. No vegetation will be impacted;</li> <li>2. No machinery or equipment will operate on the intertidal foreshore (i.e., activities will be conducted from a barge or vessel);</li> <li>3. Vessels and equipment will not impede navigation or interfere with vessel operations;</li> <li>4. Drilling or excavation locations are greater than 250 m from First Nation reserve/treaty lands and known archaeological sites;</li> <li>5. No discharge to a water body will occur;</li> <li>6. No placement of temporary or permanent fill in a water body;</li> <li>7. No species at risk are known to be present in the area;</li> </ol>	<ol style="list-style-type: none"> <li>1. Project involves contaminated soils or sediments excavation</li> </ol> <p style="text-align: center;"><b>OR</b></p> <ol style="list-style-type: none"> <li>2. One or more of the criteria in Category A do not apply.</li> </ol>	<p>Not applicable.</p>	<p>Not applicable.</p>

Project	Category A	Category B	Category C	Category D
	8. No major utility infrastructure or pipelines (e.g. GVS&DD sewer or water mains) are within 30 m of drilling or excavation; <p style="text-align: center;"><b>AND</b></p> 9. A proven methodology will be used.			
<u>Filming</u>	1. The project consists strictly of filming activities which do not involve special effects; 2. Traffic safety will not be impacted; 3. No activities will occur below the high water mark; 4. No vegetation removal will be conducted; 5. No excavation will be conducted; 6. No discharge to a water body will occur; <p style="text-align: center;"><b>AND</b></p> 7. No species at risk are known to be present in the area.	One or more of the criteria in Category A do not apply.	Not applicable.	Not applicable.
<u>Waterlot Cleanup</u> <i>Conducted as part of maintenance and operations, VFPA lease termination or renewal, or as otherwise directed by VFPA</i>	1. The project consists strictly of removing introduced materials from the surface of the seabed by diver or other non-intrusive method; 2. No vegetation will be impacted; 3. No machinery or equipment will operate on the intertidal foreshore (i.e., activities will be conducted from a barge or vessel);	One or more of the criteria in Category A do not apply.	Not applicable.	Not applicable.

Project	Category A	Category B	Category C	Category D
	<p>4. Vessels and equipment will not impede navigation or interfere with vessel operations;</p> <p>5. No discharge to a water body will occur;</p> <p>6. No species at risk are known to be present in the area;</p> <p style="text-align: center;"><b>AND</b></p> <p>7. Activities will be conducted during appropriate fish and wildlife protection windows.</p>			

Project	Category A	Category B	Category C	Category D
<p><u>In-water or Intertidal Equipment Installation or Non-Intrusive Activities</u></p> <p><i>Note: Installation of land-based equipment is included in section 3.</i></p>	<ol style="list-style-type: none"> <li>1. The project consists of minor non-intrusive in-water or intertidal activities;</li> <li>2. No vegetation will be impacted;</li> <li>3. No machinery or equipment will operate on the intertidal foreshore (i.e., activities will be land-based or conducted from a barge or vessel);</li> <li>4. Vessels and equipment will not impede navigation or interfere with vessel operations;</li> <li>5. No discharge to a water body will occur;</li> <li>6. First Nation reserve/treaty lands and known archaeological sites are not located within 250 m;</li> </ol> <p style="text-align: center;"><b>AND</b></p> <ol style="list-style-type: none"> <li>7. No species at risk are known to be present in the area.</li> </ol>	<ol style="list-style-type: none"> <li>1. One or more of the criteria in Category A do not apply;</li> </ol> <p style="text-align: center;"><b>AND</b></p> <ol style="list-style-type: none"> <li>2. None of the criteria in Category C apply.</li> </ol>	<ol style="list-style-type: none"> <li>1. The project will involve placing fill in water;</li> <li>2. Road, rail or marine traffic may be significantly impacted;</li> <li>3. A new or modified discharge to air or water will occur as a result of the project;</li> <li>4. Intertidal or riparian vegetation will be impacted;</li> <li>5. Known or suspect subsurface contamination will be disturbed;</li> <li>6. New or modified emissions such as light or noise may impact residents;</li> <li>7. Known archaeological resources or fishing areas may be impacted;</li> </ol> <p style="text-align: center;"><b>OR</b></p> <ol style="list-style-type: none"> <li>8. Species at risk which may be affected by the activities are potentially present.</li> </ol>	<p>Not applicable.</p>



Project	Category A	Category B	Category C	Category D
<u>Sunken Vessel Recovery</u>	<ol style="list-style-type: none"> <li>1. Vessel is under 10 meters in length;</li> <li>2. No vegetation will be impacted;</li> <li>3. No machinery or equipment will operate on the intertidal foreshore (i.e., activities will be conducted from a barge or vessel);</li> <li>4. Vessels and equipment will not impede navigation or interfere with vessel operations;</li> <li>5. Sunken vessel location is greater than 250 m from First Nation reserve/treaty lands and known archaeological sites;</li> <li>6. No species at risk are known to be present in the area;</li> <li>7. No major utility infrastructure or pipelines (e.g., GVS&amp;DD sewer or water mains) are located within 30 m of the sunken vessel location;</li> <li>8. Activities will be conducted during appropriate fish and wildlife protection windows.</li> </ol>	<p>One or more of the criteria in Category A do not apply;</p>	<p>Not applicable.</p>	<p>Not applicable.</p>
<u>In-water Hull Cleaning of Oceangoing Vessels</u>	<ol style="list-style-type: none"> <li>1. A VFPA-approved cleaning technology will be used;</li> <li>2. No deleterious discharge to a water body will occur;</li> </ol> <p style="text-align: center;"><b>AND</b></p> <ol style="list-style-type: none"> <li>3. Hull coatings meet VFPA requirements</li> </ol>	<p>One or more of the criteria in Category A do not apply.</p>	<p>Not applicable.</p>	<p>Not applicable.</p>

## 7 OTHER

Projects which do not meet the criteria defined in Sections 2 to 6 will be assessed on a case by case basis. The category determination will take into consideration the criteria described in sections 2 to 6 that are relevant to the project. The appropriate category will be confirmed with the applicant once the submitted project information has been reviewed.

## 8 GLOSSARY

The following definitions apply to this PER Categories document:

**Building** means any structure used or intended for supporting or sheltering any use or occupancy.

**Building systems** means interior climate control, electrical, plumbing, fire protection, security and telecommunications systems.

**Design capacity** means the manufacturer's stated capacity of a piece of equipment, machinery, or component.

**Deconstruction** means taking apart structures systematically thereby allowing building materials to be kept intact and separated, making it easier to reuse and recycle materials.

**Developed land** means land that is permanently altered from its natural state for human use or is landscaped and maintained for human use.

**Environmentally sensitive area** includes:

- a) An area designated as a conservation area under the VFPA Land Use Plan
- b) An area designated as high productivity under the FREMP classification system
- c) A migratory bird sanctuary
- d) Critical habitat as defined under the *Species at Risk Act*
- e) A habitat compensation site
- f) A designated wildlife management area
- g) Forested areas, mudflats and intertidal zones that are important to the preservation of fish or wildlife
- h) Reaches of aquatic habitats that are important to fish spawning or serve as important rearing habitat for fish.

**Equipment** refers to equipment, machinery, or their components, that has been manufactured for an operational purpose.

**EVPL** means the East Vancouver Port Lands.

**Expansion** means an increase in the exterior dimensions or the production capacity of a physical work.

**Footprint** means the area of land or water occupied by a building or structure at ground or water surface level.

**FREMP** means the former Fraser River Estuary Management Program.

**High Water Mark** means the highest point along the shoreline of a body of water where the presence and action of the water is so common and usual, and so long continued in all ordinary years as to mark on the soil of the bed of the body of water a character distinct from that of its the banks in vegetation, as well as in the nature of the soil itself.

**Maintenance and Repair** means work required to keep existing improvements in their existing operational state. This does not include any modification that changes the character, scope, or size of the original structure, facility, utility or improved area.

**Modification** means an alteration to a physical work that does not alter the purpose or function of the work.

**Petroleum and allied products** means a petroleum or petroleum allied product as defined in the Storage Tank Systems for Petroleum Products and Allied Petroleum Products Regulations.

**Physical Works** means a structure that has been built by humans and that has a defined area and has a local permanence.

**Signage** means a sign identifying a company name, address or logo for the site on which the sign is located, or directional information. **Third-party advertising** means a sign advertising a product or service, which is unrelated to the site. **Illuminated signage** means a sign that is fitted with internal or external lighting.

**Species at risk** means species designated as extirpated, endangered, threatened or of special concern in Appendices 1 through 3 of the *Species at Risk Act*.

**Structure** refers to a structure that is not a building and is not equipment.

**Upland** means above the top of bank.

**Utility** means a water, oil, sewer, storm water or natural gas pipeline, or telecommunication or electrical power line.

**Water body** includes a lake, a canal, a reservoir, an ocean, a river and its tributaries and a wetland, up to the annual high-water mark, but does not include a sewage or waste treatment lagoon, a mine tailings pond, an artificial irrigation pond, a dugout or a ditch that does not contain fish habitat as defined in subsection 2(1) of the *Fisheries Act*.

**Waterlot cleanup** means activities consisting strictly of removing introduced materials from the surface of the seabed or riverbed by diver or other non-intrusive method as part of maintenance and operations, VFPA lease termination or renewal requirements, or as otherwise directed by VFPA.