

## Works and Activities Exclusion List

Works and activities outlined in the table below intended to be conducted by, or on behalf of, a tenant within an existing Vancouver Fraser Port Authority lease or license area are considered to have negligible environmental or community impacts. Provided that the proposed work and/or activity does not involve either a change of use, or the likely release of a polluting substance to air, land or water, the proposed work or activity listed in column A meeting the conditions outlined in column B and applicable laws, such as the National Building Code, regulations and current best practices can be excluded from the Project and Environmental Review process.

Prior to commencing construction or any physical activities, the proponent should confirm with VFPA whether the proposed works are reviewable under the National Building Code and National Fire Code. Where applicable, the proponent shall apply to VFPA for a Building Permit.

	<b>A: Work and/or Activity</b>	<b>B: Conditions that must be met to be excluded</b>
1	Modifications to, removal or decommissioning of equipment, features and building systems wholly contained inside an existing building.	<ol style="list-style-type: none"> <li>1. Potential impacts are limited to the inside of a building and there will be no change to equipment that will modify air emissions.</li> <li>2. Potential impacts are limited to the interior of the building.</li> <li>3. Waste materials will be contained, collected, and disposed of at suitable off-site locations.</li> <li>4. The removal or decommissioning does not involve a VFPA asset.</li> </ol>
2	Maintenance, servicing, and repair of existing equipment, machinery and building systems that are <b>not</b> wholly contained inside an existing building.	<ol style="list-style-type: none"> <li>1. No excavation will be conducted beyond imported fill material.</li> <li>2. No increase in footprint, design capacity or discharge will result.</li> <li>3. Maintenance and repair activities must be conducted on the upland and above the high water mark (i.e., overwater and in-water maintenance and repair works are not excluded).</li> <li>4. Waste materials will be contained, collected and disposed of at suitable off-site locations.</li> <li>5. No known or suspect subsurface contamination will be disturbed.</li> </ol>
3	Exterior maintenance and repair of existing buildings, structures and fencing.	<ol style="list-style-type: none"> <li>1. Exterior activities must be conducted on the upland and above the high water mark (i.e., overwater works are not excluded).</li> <li>2. No excavation will be conducted beyond imported fill material.</li> <li>3. Waste materials will be contained, collected and disposed of at suitable off-site locations.</li> <li>4. No known or suspect subsurface contamination will be disturbed.</li> </ol>
4	Replacement of existing equipment and machinery as part of an ongoing maintenance program.	<ol style="list-style-type: none"> <li>1. Any change in footprint will be limited to existing concrete or asphalt areas (i.e., no increase in impervious surface area will result).</li> <li>2. No more than a 5 % increase in facility design capacity will result.</li> <li>3. No new or modified discharges to air or water will result.</li> <li>4. No new or modified emissions such as light or noise will result.</li> <li>5. The equipment or machinery being replaced has been in operation at the same location within the previous 90 days.</li> <li>6. The equipment or machinery must be located on the upland and above the high water mark (i.e., overwater works are not excluded).</li> <li>7. No excavation will be conducted beyond imported fill material.</li> <li>8. No known or suspect subsurface contamination will be disturbed.</li> </ol>

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5	Repair, maintenance (e.g., line painting or sealing) or re-paving of existing asphalt areas.	<ol style="list-style-type: none"> <li>1. The activities must be conducted on the upland and above the high water mark (i.e., overwater works are not excluded).</li> <li>2. The footprint drainage of the asphalt area will not change.</li> <li>3. No excavation will be conducted beyond removal or replacement of existing road bed material.</li> </ol>
6	Repair, replacement or maintenance of existing utilities.	<ol style="list-style-type: none"> <li>1. Repair or replacement activities must be conducted on the upland and above the high water mark (i.e., overwater works are not excluded).</li> <li>2. No excavation will be conducted beyond imported fill material.</li> <li>3. No placement of temporary or permanent fill in a water body.</li> <li>4. No known or suspected subsurface contamination will be disturbed.</li> </ol>
7	Demolition and removal of a building, or a lighting system, signage, fencing, sidewalk, boardwalk, path or pedestrian ramp.	<ol style="list-style-type: none"> <li>1. The footprint of the building is less than 10 m<sup>2</sup>.</li> <li>2. The footprint of the structures to be removed, when combined, does not exceed 1,000 m<sup>2</sup>.</li> <li>3. The activities are located greater than 15 m measured horizontally from the high water mark of any water body.</li> <li>4. Any building to be removed is located greater than 30 m from a school, hospital or residential building.</li> <li>5. No excavation will be conducted beyond imported fill material.</li> <li>6. No known or suspect subsurface contamination will be disturbed.</li> <li>7. No vegetation will be removed or impacted.</li> <li>8. Waste materials will be contained, collected, and disposed of at suitable off-site locations.</li> <li>9. No utilities will be removed or impacted.</li> </ol>
8	Construction or installation of lighting or signs (excluding illuminated signage).	<ol style="list-style-type: none"> <li>1. Signage is not greater than 4 m<sup>2</sup> and is not third-party advertising.</li> <li>2. The height of the signage or lighting is less than 3 m.</li> <li>3. The light fixtures are energy-efficient (LED where feasible).</li> <li>4. Lighting does not interfere with navigation.</li> <li>5. Lighting does not impact adjacent tenants, residents or traffic safety. Design will minimize light spill and trespass.</li> <li>6. Light fixtures will be angled downwards.</li> <li>7. Construction activities must be conducted on the upland and above the high water mark (i.e., overwater works are not excluded).</li> <li>8. No excavation will be conducted beyond imported structural fill.</li> <li>9. No vegetation will be removed or impacted.</li> <li>10. No known or suspect subsurface contamination will be disturbed.</li> <li>11. No new underground utility infrastructure will be installed as part of the construction or installation of signage, building systems or buildings.</li> </ol>
9	Construction or installation of buildings, building systems or fencing.	<ol style="list-style-type: none"> <li>1. The footprint of the building is less than 10 m<sup>2</sup>.</li> <li>2. The height of the building, building systems or fencing is &lt; 3m.</li> <li>3. Fencing must not be fitted with barbed wire, razor wire or an equivalent and must not be electrified.</li> <li>4. The fencing does not prevent the passage of wild animals.</li> <li>5. Construction trailers must be associated with works and activities authorized in an approved Project Permit.</li> <li>6. The activities are located greater than 15 m measured horizontally from the high water mark of any water body.</li> <li>7. No excavation will be conducted beyond imported structural fill.</li> <li>8. No placement of temporary or permanent fill in a water body.</li> <li>9. No vegetation will be removed or impacted.</li> <li>10. No known or suspect subsurface contamination will be disturbed.</li> <li>11. No new underground utility infrastructure will be installed as part of the construction or installation of signage, building systems or buildings.</li> </ol>

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		12. Buildings must be designed by a professional engineer or other qualified professional to meet the site's geotechnical requirements.
10	Removal of floating vessels or equipment.	<ol style="list-style-type: none"> <li>1. Removal activities do not impede navigation.</li> <li>2. Waste materials will be contained, collected, and disposed of at suitable off-site locations.</li> </ol>
11	Environmental grab sampling of water, soil or sediment.	<ol style="list-style-type: none"> <li>1. A VFPA marine event permit is obtained for in water sampling activities including diving and sample collection from a vessel.</li> <li>2. Intrusive activities will not extend greater than 0.5 m below the seabed, riverbed or ground surface.</li> <li>3. No placement of temporary or permanent fill in a water body.</li> <li>4. No heavy equipment will be used.</li> <li>5. Work will be conducted by a qualified professional.</li> </ol>

## Glossary

The following terms used in the Works and Activities Exclusion List have the indicated meaning:

**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.

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

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

**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.

**Polluting substance** means a substance that, if added to soil, air or water, is likely to degrade, alter or form part of a process of degradation or alteration of physical, chemical or biological conditions to an extent that is detrimental to use by plants, animals and human beings.

**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.

**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*.