



# **Project and Environmental Review Process**

Vancouver Fraser Port Authority

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The Metro Vancouver region is a naturally beautiful area and home to growing trade activity. It is important that we continue to enjoy the benefits of trade for generations while protecting the environment.

Through our Project and Environmental Review Process, the Vancouver Fraser Port Authority assesses proposed activities or developments on federal port lands and waters to avoid or mitigate potential effects of port activities on the environment and surrounding communities.

# The role of the Vancouver Fraser Port Authority

The Vancouver Fraser Port Authority is the federal body responsible for the stewardship of lands and waters that make up the Port of Vancouver. We are accountable to the federal minister of transport and operate under the *Canada Marine Act* with a mandate to facilitate trade while protecting the environment and considering local communities.

# **Our Project and Environmental Review Process**

We use our Project and Environmental Review Process to fulfill our federal responsibilities under the *Canada Marine Act* and the *Impact Assessment Act*, carefully reviewing and considering potential effects from all proposed project development on federal lands and waters before determining if a project should proceed.

### The scope of a port authority review

Our review is an assessment of studies and evidence to determine whether a project can go ahead without impacts to the environment and community that cannot be mitigated. It is not a review of the business case or product being traded.

Depending on the project and scope of the review, our team of experts, including planners, environmental scientists, engineers, consultation professionals and if needed, independent consultants, will assess:

- 1. Effects on biophysical environment
- 2. Changes to traffic and transportation
- 3. Impacts of noise, lighting, views, and other effects on communities
- 4. Effects on the rights and interests of Indigenous people

Public and stakeholder interests are considered through consultation opportunities and engagement, and Indigenous consultation is required when the proposed project may adversely impact potential or established Indigenous or Treaty rights.

Some projects may also require additional regulatory approvals and permits from other authorities.

**Application** 

#### **Project and Environmental Review**

#### **Project Decision**

#### Compliance

# Who can submit a permit application?

Project permit applications can be filed by port tenants, the port authority, or consultants working on behalf of those parties.

# **Determining application** requirements

We work with applicants before they submit a formal application to discuss the proposed project and ensure applications are thorough, complete and evidence-based. To be considered for review, the proposed use must be consistent with the port authority's Land Use Plan. During this discussion period, an applicant may decide not to submit an application.

The specific requirements for each application depend on the nature of the proposed project. Applications are assigned to one of four categories: A, B, C, or D. Category A are small, simple projects and category D are the most complex.

### **Designated projects**

If a proposed project type is identified as a Designated Project in the federal government's Physical Activities Regulations, a federal impact assessment is required, which is conducted by the Impact Assessment Agency of Canada.

To learn more about Physical Activities Regulations or the *Impact Assessment Act*, visit www.canada.ca.

## **Category A**

# Projects are minor in scale and may be temporary in nature

#### Examples include:

Drilling investigations, 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, waterlot cleanup

Predictable, minimal potential impacts

#### Key attributes

- 1-10 business days for review (estimate)
- · Plans and documentation required
- No Indigenous, public or stakeholder consultation anticipated

### **Category B**

Projects are relatively minor in scale, but have attributes requiring additional technical analysis and may require specialized mitigations

### Examples include:

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, installation of a new fueling facility with a total design storage capacity between 5,000 and 100,000 litres



Low potential for environmental and community impacts

#### Key attributes

- 10-60 business days for review (estimate)
- Preliminary project review meeting may be required
- Plans, documentation and technical reports may be required
- Potential Indigenous consultation
- · Potential public and stakeholder notification

### Category C

Projects are larger and more complicated, and may require additional technical studies and specialized mitigations

#### Examples include:

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 neighboring communities, construction of new warehouse or distribution center, construction or demolition activities in a known archaeological site



Moderate potential for environmental and community impacts

#### Key attributes

- 60-120 business days for review (estimate)
- Preliminary project review meeting required
- Plans, documentation, and technical reports and studies required
- Additional technical studies may be required
- Indigenous consultation likely
- Public engagement and stakeholder consultation required

## **Category D**

Projects are large and complicated, potentially involving significant terminal re-development, and require a variety of supporting technical studies

#### Examples include:

Large scale infrastructure or transportation development, facility upgrades that substantially increase terminal capacity, or major terminal re-development projects. These project types may impact road, rail, or marine traffic, the environment, or communities, and require multiple technical reports for the review.



Higher potential for environmental and community impacts

#### Key attributes

- 120-170 business days for review (estimate)
- Preliminary project review meeting required
- Plans, documentation, and technical reports and studies required
- · Additional technical studies likely
- · Indigenous consultation required
- Public and stakeholder consultation required

# Conditions and compliance

Once a review is complete, the port authority makes a decision on the application.

We will not authorize or allow a proposed project to proceed if it is likely to result in significant adverse environmental effects that cannot be mitigated.

If a proposed project is approved, a project permit will be issued with conditions.

Project permit conditions must be adhered to in order to ensure the project does not result in significant adverse environmental effects, including impacts to Indigenous people, surrounding communities and stakeholders.

We have a program to monitor and enforce compliance with permit conditions, and we work with permit holders to resolve issues.

#### To learn more

To view a list of current permit applications and to learn more about our Project and Environmental Review Process, visit portvancouver.com/PER or send us an email at PER@portvancouver.com