



PORT of  
**vancouver**

Vancouver Fraser  
Port Authority

# Consultation summary and consideration report

**September 12, 2023**

Vancouver Fraser Port Authority  
Proposed Land Use Plan Amendments

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## Introduction

**The Vancouver Fraser Port Authority Land Use Plan is a policy document that provides a framework for the growth and development of federal port lands 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.**

From time to time, the port authority purchases new lands, enters into a long-term lease agreement with a landowner, re-designates existing port authority properties, or divests existing port authority properties.

Over the past year, we have acquired one site in Surrey and propose to re-designate two sites in Electoral Area A and Coquitlam to better reflect anticipated future uses and activities.

These purchases, lease agreements, re-designations, and divestments require our land use plan to be amended, which involves a public consultation period 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 our board of directors.

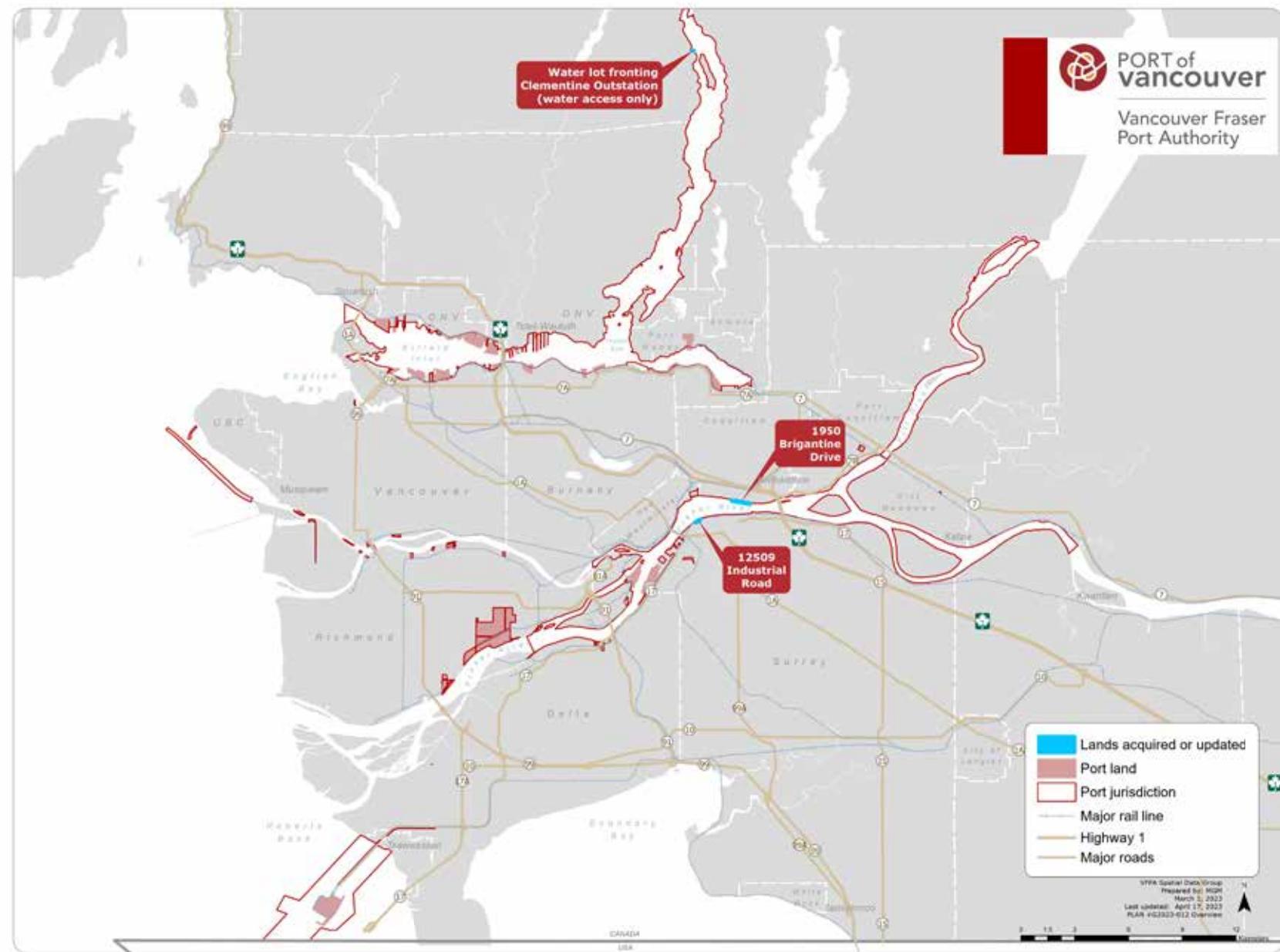
A map of each amendment site is provided in Figure 1 (page 3) and Figure 2 (pages 4 and 5).

Table 1 (page 6) provides additional detail about each site, including the former or existing designation and the proposed designation.

Between May 1 and July 1, 2023, we undertook a 60 day consultation period to provide information about the proposed land use plan amendment sites and seek feedback from the community. Activities included public, stakeholder, and Indigenous notifications, one digital information session, and two in-person open houses.

We launched an engagement website, which contained additional resources and sought feedback via an online questionnaire. A hard copy questionnaire was available at the in-person open houses.

Figure 1: Overview map of proposed land use plan amendment sites



**Figure 2: Maps of proposed land use plan amendment sites**

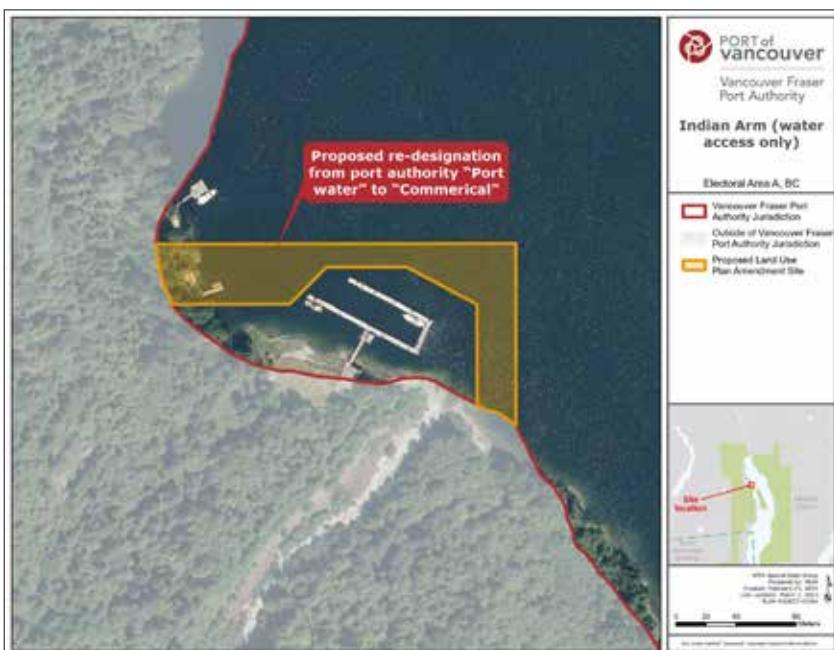
### **12509 Industrial Road, Surrey**

Proposed designation from former municipal “Industrial” to port authority “Industrial”



### **Portion of water lot fronting Clementine Outstation, Electoral Area A—Indian Arm**

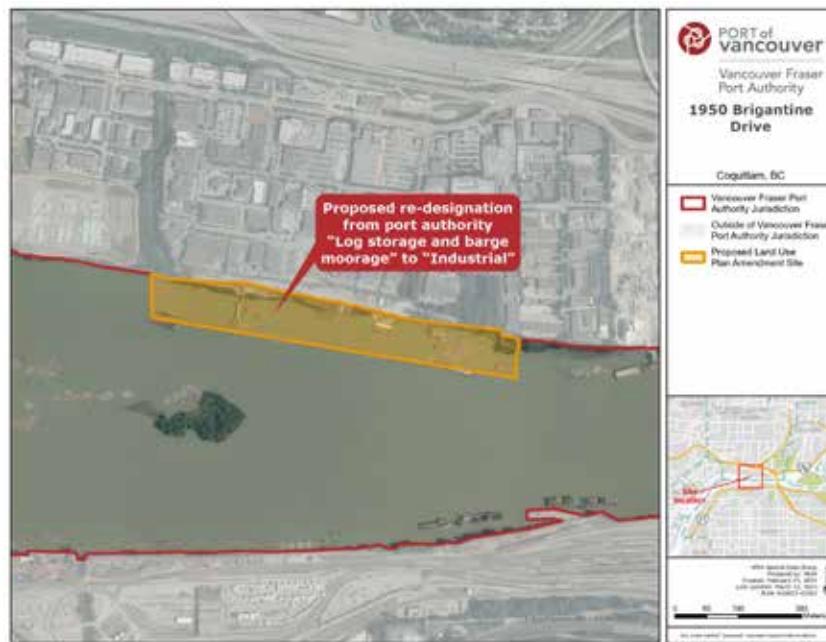
Proposed re-designation from “Port water” to “Commercial”



**Figure 2: Maps of proposed land use plan amendment sites**

### Water lot fronting 1950 Brigantine Drive, Coquitlam

Proposed re-designation from “Log storage and barge moorage” to “Industrial”



**Table 1: Proposed land use plan amendment sites**

Amendment type			
	Newly acquired land	Port authority re-designated lands	
<b>Municipality and site</b>	<b>Surrey</b>	<b>Electoral Area A</b>	<b>Coquitlam</b>
Site location	12509 Industrial Road	Portion of water lot fronting Clementine Outstation, Electoral Area A – Indian Arm	Water lot fronting 1950 Brigantine Drive
Site area	2.99 ha / 7.41 ac	0.92 ha / 2.27 ac	14.75 ha / 36.46 ac
Current use	Vacant	Navigation channel	Log storage and barge moorage
Anticipated future use	To be determined	Marina expansion	Loading/unloading barges and storage of construction materials and equipment
Former municipal zoning	IH – High Impact Industrial	N/A	N/A
Former municipal land use designation	Industrial	N/A (port authority – Port water)	N/A (port authority – Log storage and barge moorage)
Proposed land use plan designation	Industrial	Commercial	Industrial
Date of acquisition/tenure agreement	May 4, 2022	N/A	N/A



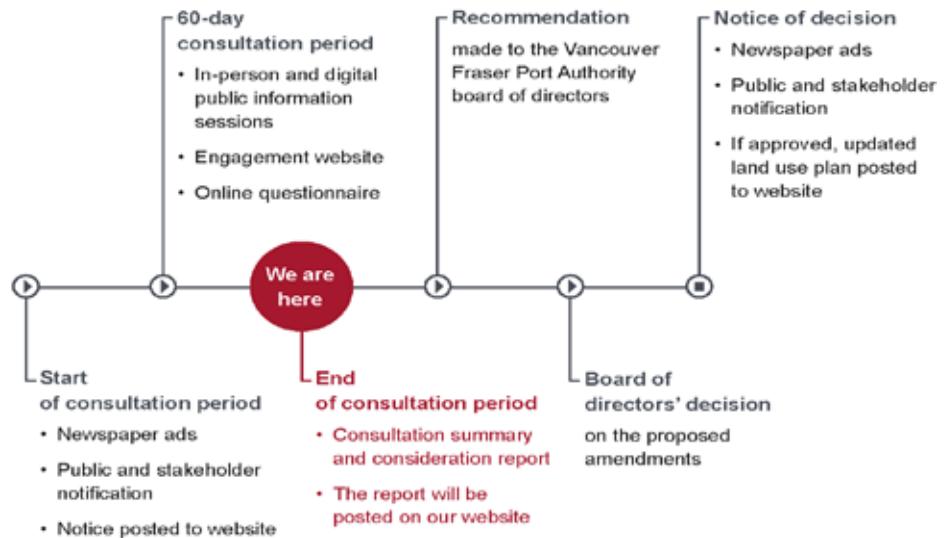
## Land use plan amendment process

Substantive or major amendments to the land use plan may include new site acquisitions or changes to existing port authority land use designations. For these amendments, the *Canada Marine Act* sets out the procedural requirements for public notice, consultation, and adoption by the port authority board of directors.

To satisfy the requirements of the process laid out in the *Canada Marine Act*, we undertook a 60 day consultation period to seek input from the public, Indigenous groups, and stakeholders on the proposed land use plan amendments. We reviewed and considered all feedback received during the consultation period and are preparing to make a recommendation to our board of directors to approve the proposed amendments to the land use plan.

After a detailed review, it is anticipated that the board of directors will make a decision at an upcoming meeting in the fall of 2023. The public will be notified of the decision via newspaper advertisements, and stakeholder notification will be undertaken by letter.

**Figure 3: Land use plan amendment process**





## Consultation process

The 60 day consultation period was designed to engage with the public, Indigenous groups, and stakeholders, and to seek input on the proposed land use plan amendments. We ran the consultation process in both English and French, with all materials produced in both languages.

**Activities specific to the amendment consultation process included:**



- 1**  
digital information session

**Feedback opportunities included:**



- 2**  
questionnaire formats - one online and one hard copy, both in English and French



- 2**  
in-person open houses



- 1**  
dedicated email address



- 1**  
dedicated engagement website in English and French

### 3.1 Notification methods and materials

We notified the public of the proposed amendment and the different public consultation activities through the following methods:

- Notification letters mailed to residences and businesses
- Updates to the port authority land use planning and information updates web pages
- Notification emails sent to all subscribers of the land use plan email database
- Confirmation and reminder emails to those registered to attend the digital information session
- Advertisements in five local newspapers
- Organic posts on the port authority's Facebook, LinkedIn, Instagram, and Twitter accounts, and paid posts on Facebook and Instagram targeting the geographic areas of the proposed amendment sites

Details of each of the notification methods and materials used are summarized in the following sections.

#### 3.1.1 Notification letters

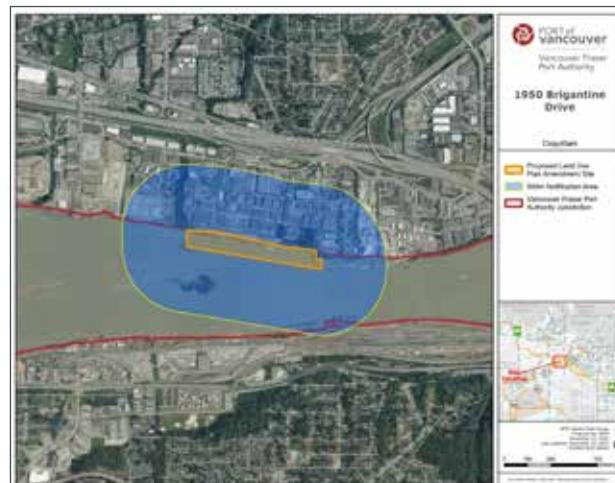
Between April 14 and April 17, 2023, notification letters were mailed to adjacent property owners, residents, and businesses within 500 metres of the proposed amendment sites in Surrey and Coquitlam. The notices were delivered to 1,331 recipients. No notices were mailed to residents or businesses in Electoral Area A due to the remote nature of the location and the lack of postal service provided by Canada Post. Maps of the notification areas are provided in Figures 4 and 5.

On April 17, 2023, the port authority sent stakeholder notification letters to the City of Surrey, the City of Coquitlam, and Metro Vancouver. Letters were also sent to the following tenants and stakeholders: Forrest Marine Ltd., Fraser Mills Properties Ltd., TM Mobile Inc, and Canadian National Railway Company.

**Figure 4: Notification area for the site located at 12509 Industrial Road, Surrey**



**Figure 5: Notification area for the site located at 1950 Brigantine Drive, Coquitlam**



The public and stakeholder notification letters included information about the proposed amendment, as well as an invitation to attend the digital information session or one of the in-person open houses, and to provide feedback through the online questionnaire or dedicated email.

On April 17, 2023, the port authority sent a notification email package to all the Indigenous groups whose traditional territories overlap the proposed land use plan amendment sites. These emails included the information described in

Table 1 on page 6, an invitation to attend the digital information session or in-person open house, and to provide feedback through the online questionnaire, as well as the opportunity to contact the port authority directly to discuss the proposed land use plan amendments. Indigenous groups were also provided with an overview map identifying the proposed land use plan amendment sites.

Copies of the notification letter and notice of amendments are available in Appendix A, pages 23 to 28.

### **3.1.2 Updates to the port authority website**

The land use planning and information updates web pages on the port authority website were updated at the beginning of the public consultation period. Each web page included information about the proposed amendments and directed the public to the dedicated engagement website as a primary consultation tool and source of information.

Links to these web pages are:

- Land use planning web page:  
[portvancouver.com/land/land-use-planning](http://portvancouver.com/land/land-use-planning)
- Information updates web page:  
[portvancouver.com/about-us/information-updates/public-consultation-period-begins-on-proposed-port-authority-land-use-plan-amendments-in-surrey-coquitlam-electoral-area-a/](http://portvancouver.com/about-us/information-updates/public-consultation-period-begins-on-proposed-port-authority-land-use-plan-amendments-in-surrey-coquitlam-electoral-area-a/)

Screenshots of these web pages are provided in Appendix A, pages 29 to 31.

### **3.1.3 Email notification**

Notification emails were sent on April 17, 2023, to 1,056 subscribers. A follow-up email campaign was sent on June 19, 2023 to 1,100 subscribers.

The emails contained information about the proposed amendments, instructions on how to participate in the consultation activities during the

public consultation period, and how to provide feedback.

Copies of the email notification are available in Appendix A, pages 32 to 34.

### **3.1.4 Newspaper advertisements**

Newspaper advertisements were placed in five local newspapers on the following dates:

- April 19, 2023: The Province and North Shore News
- April 20, 2023: Tri City News and Surrey Now-Leader
- April 25, 2023: La Source

Copies of the advertisements are available in Appendix A, pages 36 to 38.

### **3.1.5 Social media posts**

Between April 17 and July 1, 2023, advertisements were shared on the port authority's Facebook and Instagram pages. There were also nine organic posts shared on the port authority's Twitter, Facebook, Instagram and LinkedIn pages. Copies of the social media posts are available in Appendix A, pages 39 to 44.

## 3.2 Consultation activities and materials

The public was encouraged to participate in the following engagement activities:

- Review information available on the engagement website, between May 1 and July 1, 2023 (the site was live from April 17, 2023)
- Attend the digital information session on May 3 in English or May 24 in French
- Attend an in-person open house on May 10 at Canada Place or May 13, 2023 at Surrey City Centre Library
- Complete the online questionnaire by July 1, 2023 (hard copies were available at the in-person open houses)
- Submit questions and comments by email by July 1, 2023

Details of each of the consultation activities and materials used are summarized in the following sections. Samples are provided in Appendix A.

### 3.2.1 Dedicated engagement website

A dedicated engagement website for the proposed land use plan amendment was developed on Civil Space. It included general information about the proposed amendment sites and how to participate in consultation activities. The website officially launched at the start of the consultation period on May 1, 2023 but was live from April 17 to coincide with the arrival of the notification letters.

The engagement website was designed as both an information-sharing tool for the amendment process, and as an online engagement platform. It included information about the following:

- The Vancouver Fraser Port Authority Land Use Plan and the amendment consultation process
- The proposed land use plan amendment sites
- An online questionnaire
- Instructions on how to register for the digital

information sessions

- Information about the in-person open houses
- Consultation materials, e.g., backgrounder, presentation slides, overview map of proposed amendment sites, recording of the digital information session
- Dedicated email address

The engagement website provided different ways for the public to ask questions and provide feedback on the proposed amendment sites.

The engagement website was available in both French and English, as were all supporting documents.

Screenshots of the engagement website, and a copy of the backgrounder document available for download are included in Appendix A, pages 46 to 53 English and 66 to 74 French.

### 3.2.2 Digital information session

The digital information session was designed to encourage residents and business owners near the proposed amendment sites, Indigenous groups, stakeholders, and interested parties to register and learn about the proposed land use plan amendment sites and share their input.

The English session was scheduled for and occurred on Wednesday, May 3, 2023 from 6:30 to 7:30 p.m. via Zoom.

The French session was scheduled for Wednesday, May 24, 2023 from 6:30 to 7:30 p.m. via Zoom. *The session was ultimately not run due to no participant registration by the sign-up date (May 14, 2023).*

Registration instructions were provided in the notification materials and hyperlinks to register for the session were provided on the dedicated engagement website. After providing their name and email address, registrants received an email with a link and instructions on how to join the session.

At the digital information session, port authority staff delivered a presentation and held an interactive question and answer session via Slido.

Screenshots of the registration confirmation and reminder emails are provided in Appendix A, page 35.

The presentation slides for the digital information session were based on the open house boards and have not been provided within this document. A recording of the session was posted to the engagement website on May 4, 2023 and is available to view [here](#). As of July 2, 2023 the video had been viewed 40 times.

### 3.2.3 Online and hard copy questionnaire

The questionnaire was designed to be filled out either online, through the engagement website, or printed and handed out at the in-person open houses.

The questionnaire included individual large scale maps of the proposed amendment sites, and information on the proposed designation and re-designations.

The public was encouraged to provide feedback on each of the proposed amendment sites, as well as provide general information, to indicate their community and whether they attended the digital information session or in-person open houses. Screenshots of the online and hard copy questionnaire are available in appendix A, pages 57 to 64 English and 79 to 86 French.

The online questionnaire was open between May 1 and July 1, 2023. Hard copies were handed out at the in-person open houses. Attendees who attended the digital information session were encouraged to complete the online questionnaire if they had additional input to share.

### 3.2.4 Dedicated email

A dedicated email address ([LandUse.Plan@portvancouver.com](mailto:LandUse.Plan@portvancouver.com)) complemented the digital engagement activities, and provided an alternative method for the public to ask questions and provide their input throughout the public consultation period.





## Summary of public, Indigenous, and stakeholder participation

During the 60 day consultation period, there were a total of 3,732 participant interactions, including:

**916**

unique page views on the project website

**2**

digital information session attendees

**492**

unique clicks to the project website from various online sources

**5**

in-person open house attendees

**793**

social media link clicks

**75**

submissions from members of the public

**1,441**

unique email views

**2**

written submissions from stakeholders

**6**

responses from Indigenous groups

## 4.1 Feedback from the public

A total of 75 submissions were received from members of the public. The sources for these submissions included:

- 70 online questionnaire responses (one was completed in French)
- Four email submissions
- One phone submission

Topics raised included:

- Questions about the proposed designations
- Questions and concerns raised about possible impacts of the proposed amendment and any future projects at the proposed amendment sites, e.g., impacts to the environment, traffic, neighbouring communities and wildlife, and possible contributions to climate change
- Requests for initiatives that support public access to waterfront areas for recreational purposes
- Feedback related to the Roberts Bank Terminal 2 project
- Feedback suggesting the adjacent municipal jurisdiction and the port authority designation should be consistent
- Suggestion that the sites should be given back to Indigenous groups
- Comment that the proposed designation would directly increase job opportunities in the area

See Table 2 (pages 15 to 19) for more details on the feedback received and the port authority responses and considerations.

### 4.1.1 Digital information session

Four people registered and two people attended the English digital information session on May 3, 2023. Port authority staff were in attendance to discuss the proposed amendment, and answer participants' questions. No questions were submitted via Slido during the session.

The recording of the session was posted to the engagement website on May 4, 2023 and has received 40 views by July 2, 2023.

In addition, participants were polled on their level of satisfaction with the digital information session and the information provided. Based on one response returned, the response was positive and there would be interest in attending another digital session.

### 4.1.2 Online and hard copy questionnaire

The public were encouraged to provide their input through an online questionnaire available on the engagement website or in hard copy form at the in-person open houses.

A total of 70 partially complete or completed responses were received, 30 of which contained specific feedback on the proposed amendment sites. Questionnaire responses were anonymous, and no contact information was requested.

### 4.1.3 Email

A dedicated email address was open for public input throughout the consultation process. A total of four email submissions were received during this time.

### 4.1.4 Public feedback, responses, and considerations

The following table offers a summary of the comments and questions received from the public, and port authority responses and/or considerations to each.

This table consolidates input from all sources, including the online and hard copy questionnaire, telephone and email. To respect the anonymity and confidentiality of participants, similar comments have been combined and questions have been edited. Examples of comments are provided where needed for added context.

**Table 2: Public feedback**

<b>General comments</b>	
<b>Comments and questions received</b>	<b>Port authority answers and/or considerations</b>
General comments on proposed and adjacent land use designations	<p>While the port authority's land use designations generally are consistent with the upland adjacent municipality and Metro Vancouver's land use designations, they are not always the same. Port authority designations reflect the anticipated future uses and activities on lands and waters within the port authority's jurisdiction.</p> <p>Please see Table 1: Proposed land use plan amendment sites for additional information.</p>
General comment that the images in the online questionnaire included French	<p>The port authority, as a federal organization, is required under the <i>Official Languages Act</i> (1969) to provide services in English and French. The port authority provides engagement opportunities in both official languages to comply with the Act.</p> <p>The image outlining the proposed amendment site in Electoral Area A – Indian Arm displayed in the online questionnaire was comprised of both the English and French map as one image. This ensured that the questionnaire was accessible in both languages.</p>
General comment that all lands within the proposed amendment areas should be returned to Indigenous groups	<p>We are committed to developing respectful and long-term relationships with Indigenous groups. The port authority engages and consults with Indigenous groups on activities occurring within the port authority's jurisdiction. For more information on how the port authority works with Indigenous communities, please visit: <a href="https://www.portvancouver.com/community/indigenous-relations/">https://www.portvancouver.com/community/indigenous-relations/</a></p>
General comments that the amendments would support and provide jobs within the community	<p>None required.</p> <p>Port activities support 90,000 full-time jobs across the province, which on average pay roughly 50% more than median incomes. The Port of Vancouver sustains 115,000 jobs across Canada in the supply chain alone. Using these sites to support Canada's trade through the Port of Vancouver will help ensure local, well-paid job opportunities continue to be available for future generations.</p>

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## General comments

Comments and questions received	Port authority answers and/or considerations
General comment on public access to the water	1250 Industrial Road, Surrey is not accessible to the public and is located in an industrial area.  1950 Brigantine Drive is designated for industrial uses including log booms and marine infrastructure supporting the loading and unloading of barges not for public access.
Comments about considering the potential impacts on the environment from future developments	Clementine Outstation in Electoral Area A - Indian Arm water lot is in a remote location adjacent to an existing marina, and the anticipated future use for the site is as an expansion of the marina.
General comments regarding the consultation process and requests for further information on the proposed amendment and specific land use designations	One of our key roles as a port authority is to consider the environment when determining future proposed development projects. Through our project and environmental review (PER) process, we carefully review and consider potential effects from all proposed project development on federal lands and waters, and neighbouring communities before determining if a project should proceed. Any proposed project on lands and waters within the port authority's jurisdiction cannot begin work unless we issue a permit. For more information on our PER process, visit our website: <a href="http://www.portvancouver.com/permitting-and-reviews/per/">www.portvancouver.com/permitting-and-reviews/per/</a>  Find out more about how we aim to achieve our emissions reduction goals and the numerous initiatives we are involved with by reviewing our sustainability report: <a href="http://www.portvancouver.com/about-us/sustainability/">https://www.portvancouver.com/about-us/sustainability/</a>
General comments in relation to Roberts Bank Terminal 2 project	Between May 1 and July 1, 2023, the port authority engaged with Indigenous groups, stakeholders and the public on our proposed land use plan amendments. A dedicated web page provided links to the following information in English and French: <a href="https://portvancouver.civilspace.io/en/projects/land-use-plan-amendment-2023">https://portvancouver.civilspace.io/en/projects/land-use-plan-amendment-2023</a>  The Roberts Bank Terminal 2 project at Deltaport is in a different geographic location and is unrelated to these proposed land use designation changes. For more information on Roberts Bank Terminal 2 project, please visit: <a href="https://www.robertsbankterminal2.com/">https://www.robertsbankterminal2.com/</a>

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## Proposed amendment site: 12509 Industrial Road, Surrey

Comments and questions received	Port authority answers and/or considerations
Comments relating to the previous municipal designation and the proposed port authority designation	Please see Table 1: Proposed land use plan amendment sites for additional information.
Comments not in support of the proposed amendment	<p>None required.</p> <p>All feedback is included in this consultation summary and consideration report. The report will be provided to the port authority's board of directors for review to inform the decision on the proposed amendments and will be posted on our website once the decision is finalized.</p>
Comments about considering the possible impacts of future development, e.g., environmental, human health, wildlife, traffic, and public access	<p>One of our roles as a port authority is to consider the environment and communities when determining future proposed development projects.</p> <p>Through our PER process, we carefully review and consider potential effects from all proposed project development on federal lands and waters, and neighbouring communities before determining if a project should proceed.</p> <p>Any proposed project on lands and waters within the port authority's jurisdiction cannot begin work unless we issue a permit. For more information on our PER process, visit our website: <a href="http://www.portvancouver.com/permitting-andreviews/per/">www.portvancouver.com/permitting-andreviews/per/</a></p> <p>The proposed amendments do not include recreational land use designations.</p> <p>To view lands and water designated for recreational uses, please see the land use plan: <a href="https://www.portvancouver.com/land/land-use-planning/">https://www.portvancouver.com/land/land-use-planning/</a></p>

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**Proposed amendment site: Portion of water lot fronting Clementine Outstation, Electoral Area A—Indian Arm**

<b>Comments and questions received</b>	<b>Port authority answers and/or considerations</b>
Comments in support of the proposed amendment and expressing no related concerns	None required
Comments not in support of the proposed amendment, and concerns related to: <ul style="list-style-type: none"><li>• The change of land use designation</li><li>• Additional commercial growth in an area that is considered as “wild and protected”</li><li>• Additional information relating to adjacent water lots</li></ul>	<p>The port authority is proposing to re-designate the water lot fronting Clementine Outstation from “Port water” to “Commercial” to better reflect anticipated future uses and activities and to be consistent with the appropriate designation contained in our land use plan.</p> <p>The water lot is in a remote location adjacent to an existing marina, and the anticipated future use for the site is as an expansion of the marina.</p>

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## Proposed amendment site: Water lot fronting 1950 Brigantine Drive, Coquitlam

Comments and questions received	Port authority answers and/or considerations
Comments about considering the possible impacts of future development, e.g., environmental, human health, wildlife, traffic, and public access	<p>One of our roles as a port authority is to consider the environment and communities when determining future proposed development projects.</p> <p>Through our PER process, we carefully review and consider potential effects from all proposed project development on federal lands and waters, and neighbouring communities before determining if a project should proceed.</p> <p>Any proposed project on lands and waters within the port authority's jurisdiction cannot begin work unless we issue a permit. For more information on our PER process, visit our website: <a href="http://www.portvancouver.com/permitting-andreviews/per/">www.portvancouver.com/permitting-andreviews/per/</a></p> <p>The proposed amendments do not include recreational land use designations.</p> <p>To view lands and water designated for recreational uses, please see the land use plan: <a href="https://www.portvancouver.com/land/land-use-planning/">https://www.portvancouver.com/land/land-use-planning/</a></p>
Comments requesting clarification between the port authority and the City of Coquitlam's jurisdictional boundaries	Please see Figure 2: Maps of proposed land use plan amendment sites, water lot fronting 1950 Brigantine Drive, Coquitlam for additional information.

## 4.2 Feedback from stakeholders

During stakeholder consultation, response letters were received from Metro Vancouver and the City of Coquitlam; the City of Surrey, Forrest Marine Ltd., Fraser Mills Properties Ltd., TM Mobile Inc, and Canadian National Railway Company did not respond.

Table 3 summarizes the stakeholder feedback received, as well as responses and considerations from the port authority.

**Table 3: Stakeholder feedback**

<b>Stakeholder: Metro Vancouver</b>		
<b>Proposed amendment site</b>	<b>Comments and questions received</b>	<b>Port authority answers and/or considerations</b>
12509 Industrial Road, Surrey	Request to communicate any anticipated increases in drinking water demand to the cities of Surrey and Coquitlam	None required  General note: Any future development proposals will require approval through the port authority's PER process.
Water lot fronting 1950 Brigantine Drive, Coquitlam	No concerns. Recommended that engagement with the upland property owner be undertaken	
Portion of water lot fronting Clementine Outstation, Electoral Area A – Indian Arm		
<b>Stakeholder: City of Coquitlam</b>		
<b>Proposed amendment site</b>	<b>Comments and questions received</b>	<b>Port authority answers and/or considerations</b>
Water lot fronting 1950 Brigantine Drive, Coquitlam	No comments and no concerns	None required

## 4.3 Additional feedback

The Ministry of Transportation and Infrastructure (MoTI) received a copy of the April 17 and June 19, 2023 email notification e-blast notifying subscribers about the consultation period.

An email was received from MoTI that noted the proximity of some of the sites to controlled access highways. The port authority responded to MoTI and advised that the PER team may consult with MoTI as part of the PER process.

## 4.4 Feedback from Indigenous groups

The port authority conducted consultation with 16 Indigenous groups to provide an opportunity for groups to engage and discuss their rights and interests with respect to the proposed amendments. The port authority received responses from six Indigenous groups. Key themes included:

- General questions about the land use plan amendment process and the proposed amendment sites
- Concerns about future development plans and potential impacts to rights and interests, including:
  - Archaeological potential
  - Habitat protection and improvement

- Opportunities for Indigenous participation
- Potential increases in marine-based activity and in-water structures

The port authority responded to all questions and comments. Responses to key themes noted that any proposed future development on the amendment sites would be assessed through the port authority's PER process and that the port authority would consult on proposed future works that may have the potential to adversely impact Aboriginal rights and interests.





## Appendix A: Engagement materials

1. Notification letter mailed to residents and businesses, pages 23 to 25
2. Stakeholder notice of amendment, pages 26 to 28
3. Land use planning web page, pages 29 to 30
4. Information updates web page, page 31
5. Email notifications, pages 32 to 34
6. Digital information session confirmation and reminder emails page 35
7. Newspaper advertisements, pages 36 to 38
8. Social media posts: organic, pages 39 to 41
9. Social media posts: paid, pages 42 to 44
10. English consultation materials:
  - 10.1 Engagement website, pages 46 to 49
  - 10.2 Land use plan amendment backgrounder, pages 50 to 53
  - 10.3 Open house display boards, pages 54 to 59
  - 10.4 Online questionnaire, pages 57 to 59
  - 10.5 Hard copy questionnaire, pages 60 to 64
11. French consultation materials:
  - 11.1 Engagement website, pages 66 to 69
  - 11.2 Land use plan amendment backgrounder, pages 70 to 74
  - 11.3 Open house display boards, pages 75 to 78
  - 11.4 Online questionnaire, pages 79 to 81
  - 11.5 Hard copy questionnaire, pages 82 to 86

## 1. Notification letter mailed to residents and businesses



**PORT of  
vancouver** | Vancouver Fraser  
Port Authority

This notice contains important information.  
Please have it translated.

Le présent avis contient des renseignements importants. Veuillez les faire traduire.

इस नोटिस इच सहजी जावारी है।  
किरपा करके विसे ते इस दा अनुवाद करवाओ।

Ang paunawa na ito ay naglalaman ng mahalagang impormasyon. Mangyari lamang na ipasalin sa iyong wika.

这份通告的資料非常重要，請把它翻譯出來。

这份通知含有重要信息，请找人帮您翻译。

April 17, 2023

Dear resident and business owner,

**Re: Land use plan – Annual land use plan amendment process**

The Vancouver Fraser Port Authority (port authority) is the federal agency responsible for the stewardship of the Port of Vancouver. We operate pursuant to the *Canada Marine Act* with a mandate to enable Canada's trade objectives through the Port of Vancouver, ensuring goods are moved safely, while protecting the environment, and considering local communities.

We manage federal lands and waters in support of national trade objectives for the benefit of all Canadians. Geographically, the Port of Vancouver includes more than 16,000 hectares of water, over 1,500 hectares of land, and approximately 350 kilometres of shoreline. Located on the southwest coast of British Columbia, the Port of Vancouver borders 16 municipalities and intersects the traditional territories and treaty lands of several Coast Salish First Nations.

In 2020, we updated our land use plan, which provides a framework for development and use of port lands and waters for the next 15 to 20 years. Our land use plan is similar to a municipality's official community plan and has its own set of land use designations and associated uses.

Under the *Canada Marine Act*, the Vancouver Fraser Port Authority must amend the land use plan to remove any divested land, add newly acquired sites or change the designation on existing sites. This requires the port authority to outline the intended use of such changes through a formal land use amendment process.

### Proposed land use plan amendments

Over the past year, the port authority has acquired one site in Surrey. We also propose to re-designate two existing sites in Coquitlam and Electoral Area A.

We propose to designate or re-designate the following sites with an appropriate port authority land use designation (see details on the proposed designations on the following page).

- Newly acquired site:
  - 12509 Industrial Road, Surrey
- Re-designation of existing port authority sites:
  - Water lot fronting 1950 Brigantine Drive, Coquitlam
  - Portion of water lot fronting Clementine Outstation, Electoral Area A, Indian Arm

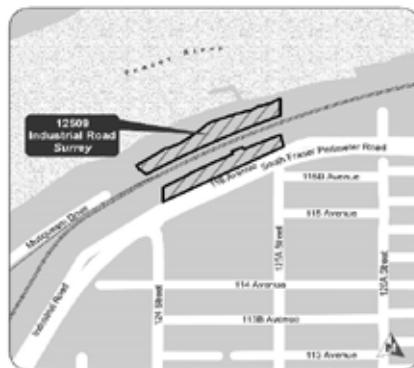
| Page 1

## 1. Notification letter mailed to residents and businesses, continued

Vancouver Fraser Port Authority  
Annual land use plan amendment process

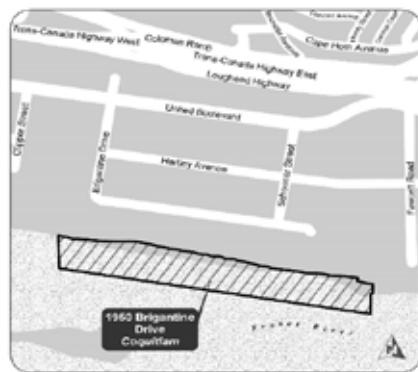
### Proposed land use plan amendments maps

**12509 Industrial Road, Surrey**  
Proposed designation “Industrial”  
(former municipal designation “Industrial”)



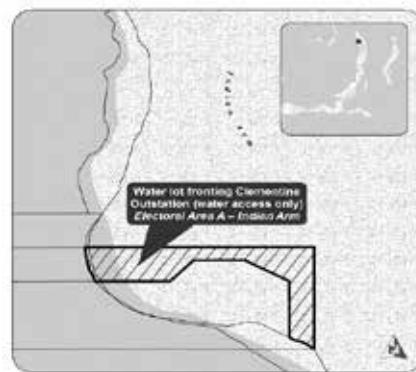
#### Water lot fronting 1950 Brigantine Drive, Coquitlam

Proposed re-designation from  
“Log storage and barge moorage” to “Industrial”



#### Portion of water lot fronting Clementine Outstation, Electoral Area A – Indian Arm

Proposed re-designation from  
“Port water” to “Commercial”



### How to participate

The port authority will undertake a sixty-day consultation period to provide affected stakeholders and Indigenous groups the opportunity to provide their input before the proposed land use plan amendment is considered for adoption. There are multiple ways to provide your input.

## 1. Notification letter mailed to residents and businesses, continued

Vancouver Fraser Port Authority  
**Annual land use plan amendment process**

**Visit our online engagement page to learn more.**

Visit [portvancouver.com/LandUsePlanAmendments](https://portvancouver.com/LandUsePlanAmendments) to:

- Read about the proposed amendments and land use plan
- Complete the online feedback form by **July 1, 2023**

**Attend the digital information session or one of our in-person open houses:**

	Digital information session	Open house 1	Open house 2
<b>Date:</b>	Wednesday, May 3, 2023	Wednesday, May 10, 2023	Saturday, May 13, 2023
<b>Time:</b>	6:30 to 7:30 p.m.	5:00 to 8:00 p.m.	1:00 to 4:00 p.m.
<b>Location:</b>	Zoom To register: <a href="https://www.portvancouver.com/landuseplanregistration">https://www.portvancouver.com/landuseplanregistration</a>	Discovery Centre 999 Canada Place Vancouver, B.C. V6T 3T4	Surrey City Centre Library Room 402 – fourth floor 10350 University Drive Surrey, B.C. V3T 4B8

**Complete our online feedback form:**

Visit [portvancouver.com/LandUsePlanAmendments](https://portvancouver.com/LandUsePlanAmendments) to:

- Read the proposed amendments and land use plan
- Complete the online questionnaire by **July 1, 2023**
- Subscribe to our email updates

### How to submit comments

Please provide your feedback before **July 1, 2023**:

- In-person: At our open houses
- Online: [portvancouver.com/LandUsePlanAmendments](https://portvancouver.com/LandUsePlanAmendments) or at our digital information session
- By email: [LandUse.Plan@portvancouver.com](mailto:LandUse.Plan@portvancouver.com)

For more information about the land use plan amendments or the consultation process, contact our project team at [LandUse.Plan@portvancouver.com](mailto:LandUse.Plan@portvancouver.com).

Sincerely,



Karen Rendek  
Manager, Land Use Planning

## 2. Stakeholder notice of amendment



PORT of  
**vancouver** | Vancouver Fraser  
Port Authority

### Notice of Land Use Plan Amendments

April 2023

#### **Annual land use plan amendment process**

The Vancouver Fraser Port Authority (port authority) is the federal agency responsible for the stewardship of the Port of Vancouver. We operate pursuant to the *Canada Marine Act* with a mandate to enable Canada's trade objectives through the Port of Vancouver, ensuring goods are moved safely, while protecting the environment, and considering local communities.

We manage federal lands and waters in support of national trade objectives for the benefit of all Canadians. Geographically, the Port of Vancouver includes more than 16,000 hectares of water, over 1,500 hectares of land, and approximately 350 kilometres of shoreline. Located on the southwest coast of British Columbia, the Port of Vancouver borders 16 municipalities and intersects the traditional territories and treaty lands of several Coast Salish First Nations.

In 2020, we updated our land use plan, which provides a framework for development and use of port lands and waters for the next 15 to 20 years. Our land use plan is similar to a municipality's official community plan and has its own set of land use designations and associated uses.

Under the *Canada Marine Act*, the Vancouver Fraser Port Authority must amend the land use plan to remove any divested land, add newly acquired sites or change the designation on existing sites. This requires the port authority to outline the intended use of such changes through a formal land use amendment process.

#### **Proposed land use plan amendments**

Over the past year, the port authority has acquired one site in Surrey. We also propose to re-designate two existing sites in Coquitlam and Electoral Area A.

We propose to designate or re-designate the following sites with an appropriate port authority land use designation (see details on the proposed designations on the following page).

- Newly acquired site:
  - 12509 Industrial Road, Surrey
- Re-designation of existing port authority sites:
  - Water lot fronting 1950 Brigantine Drive, Coquitlam
  - Portion of water lot fronting Clementine Outstation, Electoral Area A, Indian Arm

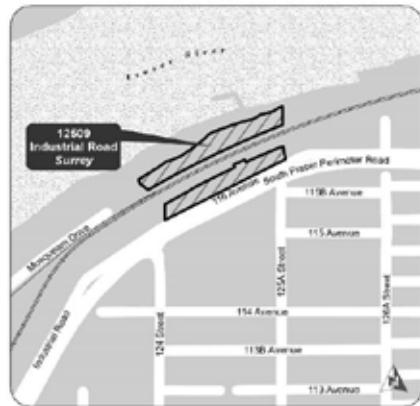
## 2. Stakeholder notice of amendment, continued

Vancouver Fraser Port Authority  
Notice of Land Use Plan Amendments | April 2023

### Proposed land use plan amendments maps

#### 12509 Industrial Road, Surrey

Proposed designation "Industrial"  
(former municipal designation "Industrial")



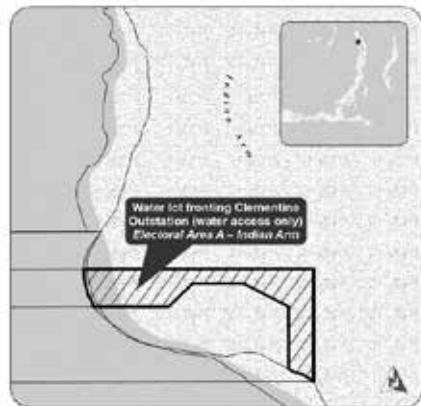
#### Water lot fronting 1950 Brigantine Drive, Coquitlam

Proposed re-designation from  
"Log storage and barge moorage" to "Industrial"



#### Portion of water lot fronting Clementine Outstation, Electoral Area A – Indian Arm

Proposed re-designation from  
"Port water" to "Commercial"



## 2. Stakeholder notice of amendment, continued

Vancouver Fraser Port Authority  
Notice of Land Use Plan Amendments | April 2023

### How to participate

The port authority will undertake a sixty-day consultation period to provide affected stakeholders and Indigenous groups the opportunity to provide their input before the proposed land use plan amendment is considered for adoption. There are multiple ways to provide your input.

#### Visit our online engagement page to learn more:

Visit [portvancouver.com/LandUsePlanAmendments](http://portvancouver.com/LandUsePlanAmendments) to:

- Read about the proposed amendments and land use plan
- Complete the online feedback form by **July 1, 2023**

#### Attend the digital information session or one of our in-person open houses:

	Digital information session	Open house 1	Open house 2
Date:	Wednesday, May 3, 2023	Wednesday, May 10, 2023	Saturday, May 13, 2023
Time:	6:30 to 7:30 p.m.	5:00 to 8:00 p.m.	1:00 to 4:00 p.m.
Location:	Zoom  To register: <a href="https://www.portvancouver.com/landuseplanregistration">https://www.portvancouver.com/landuseplanregistration</a>	Discovery Centre 999 Canada Place Vancouver, B.C. V6T 3T4	Surrey City Centre Library Room 402 – fourth floor 10350 University Drive Surrey, B.C. V3T 4B8

#### Complete our online feedback form:

Visit [portvancouver.com/LandUsePlanAmendments](http://portvancouver.com/LandUsePlanAmendments) to:

- Read the proposed amendments and land use plan
- Complete the online questionnaire by **July 1, 2023**
- Subscribe to our email updates

### How to submit comments

Please provide your feedback before **July 1, 2023**:

- In-person: At our open houses
- Online: [portvancouver.com/LandUsePlanAmendments](http://portvancouver.com/LandUsePlanAmendments) or at our digital information session
- By email: [LandUse.Plan@portvancouver.com](mailto:LandUse.Plan@portvancouver.com)

For more information about the land use plan amendments or the consultation process, contact our project team at [LandUse.Plan@portvancouver.com](mailto:LandUse.Plan@portvancouver.com).

### 3. Land use planning web page

#### During the active consultation period

##### Land use planning

As the port authority responsible for Canada's largest port, it is our job to carefully balance multiple priorities and interests across our jurisdiction. Part of this responsibility means managing—on behalf of all Canadians and in support of national trade—the federal lands and waters that make up the Port of Vancouver.

Similar to a municipality's official community plan, our [Land Use Plan](#) guides the long-term development and use of port lands and waters over the next 15 to 20 years.

The purpose of our land use plan is to:

- Communicate the direction of our long-term land use policy directions
- Guide land use and future growth opportunities
- Help current and future port tenants and customers identify areas in which to invest in new or intensified operations
- Facilitate coordination of land use and transportation planning with neighbouring communities and government agencies
- Provide neighbouring residents and communities with greater clarity about activities and uses that may occur on port lands and waters, and how community interests will be considered
- Provide clarity to Indigenous groups about activities and uses that may occur on port lands and waters adjacent to reserves and within asserted traditional territories, and how Indigenous interests will be considered



As trade growth continues, we acquire land to support future port-related activities. We focus on sites with easy access to shipping channels, truck routes, or rail corridors, and close proximity to existing port holdings. Making strategic land acquisitions is one of the ways we ensure the Port of Vancouver is ready to handle growing trade.

Under the [Canada Marine Act](#), the Vancouver Fraser Port Authority must amend the land use plan to remove any divested land and add newly-acquired sites, and we must outline the intended use of new land through a formal notice. The plan was most recently updated and adopted by the port authority's board of directors in December 2020.

##### Land Use Plan yearly amendments



The Vancouver Fraser Port Authority makes annual amendments to our land use plan. This process includes a 60-day public consultation period. Once the amendments are adopted by the port authority's board of directors, a notice of decision is posted and advertised across the region.

##### 2023 Land use plan amendment

Over the past year, the port authority has acquired one site in Surrey. We are required by the [Canada Marine Act](#) to include and designate this land in our land use plan by way of an amendment and apply an appropriate port authority land use designation that is consistent with anticipated future use of the site. The port authority also proposes to re-designate two existing port authority sites in Coquitlam and Electoral Area A to better reflect anticipated future uses and activities in these two areas.

The consultation period will run from **May 1 to July 1, 2023**. There are numerous ways to participate and provide your feedback. Click [here](#) to view our engagement page for more information.

##### Past amendments

- [2020 consultation summary report and notice of decision](#)
- [2019 consultation summary report and notice of decision](#)
- [2018 consultation summary report and notice of decision](#)
- [2017 consultation summary report and notice of decision](#)

### 3. Land use planning web page, continued

#### After the consultation period closed

##### Land Use Plan yearly amendments



The Vancouver Fraser Port Authority makes annual amendments to our land use plan. This process includes a 60-day public consultation period. Once the amendments are adopted by the port authority's board of directors, a notice of decision is posted and advertised across the region.

##### 2023 Land use plan amendment

Over the past year, the port authority has acquired one site in Surrey. We are required by the *Canada Marine Act* to include and designate this land in our land use plan by way of an amendment and apply an appropriate port authority land use designation that is consistent with anticipated future use of the site. The port authority also proposes to re-designate two existing port authority sites in Coquitlam and Electoral Area A to better reflect anticipated future uses and activities in these two areas.

Public consultation ran from May 1 to July 1, 2023 on the proposed amendments. We will review and consider all feedback received and plan on making a recommendation to the board of directors in August 2023. A decision from the board of directors is anticipated by the end of September 2023.

Details of the sites and proposed amendments, including a summary of the consultation activities and feedback received, will be shared this summer as part of a consultation summary and consideration report. The report will be posted on this website and our [engagement page](#), along with the notice of decision, once a decision is made later this fall.

##### Past amendments

- [2020 consultation summary report and notice of decision](#)
- [2019 consultation summary report and notice of decision](#)
- [2018 consultation summary report and notice of decision](#)
- [2017 consultation summary report and notice of decision](#)

## 4. Information updates web page

### Public consultation period begins on proposed port authority land use plan amendments in Surrey, Coquitlam, Electoral Area A

May 3, 2023

The public is invited to attend an open house or visit the Vancouver Fraser Port Authority website to learn more about proposed amendments to the port authority's land use plan and provide feedback.

Under the *Canada Marine Act*, the port authority must amend its land use plan to remove any divested land, add newly acquired sites or change the designation on existing lands. The public consultation period on the following proposed amendments to the Vancouver Fraser Port Authority Land Use Plan for three sites in the Lower Mainland will take place from May 1 to July 1, 2023.

The port authority is consulting on the following proposed amendments.

One acquired site:

- 12509 Industrial Road, Surrey

Two proposed re-designations of portions of existing sites:

- Portion of water lot fronting Clementine Outstation, Electoral Area A (Indian Arm)
- Water lot fronting 1950 Brigantine Drive, Coquitlam

Feedback must be submitted by July 1, 2023.

For details on how to participate visit [www.portvancouver.com/LandUsePlanAmendments](http://www.portvancouver.com/LandUsePlanAmendments).

## 5. Email notifications

Date April 17, 2023

Web Version | Update preferences | Unsubscribe Forward

 PORT of **vancouver** | Vancouver Fraser Port Authority

### Notice of land use plan amendment

Over the past year, the Vancouver Fraser Port Authority has acquired one site in Surrey that requires a land use designation. The port authority also propose to re-designate portions of two existing sites in Coquitlam and Electoral Area A.

Under the **Canada Marine Act**, the port authority must amend its **land use plan** to remove any divested land, add newly acquired sites or change the designation on existing lands. The formal amendment process requires public notification and consultation.

Public consultation on this year's amendments will take place from **May 1 to July 1, 2023**.

#### Proposed amendments

The port authority will be consulting on three sites this year. One is a newly acquired site in Surrey and two are portions of existing port authority sites in Coquitlam and Electoral Area A. The proposed designations and re-designations are as follows:

- The site acquired in Surrey is proposed to be designated as "Industrial"
- The site in Coquitlam is proposed to be re-designated from "Log storage and barge moorage" to "Industrial"
- The site in Electoral Area A is proposed to be re-designated from "Port water" to "Commercial"



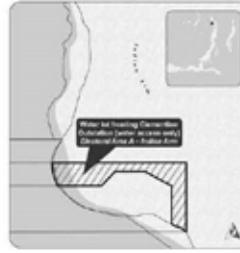
**12509 Industrial Road,  
Surrey**

Proposed designation  
"Industrial" (former munik  
designation "Industrial")



**Water lot fronting  
1950 Brigantine Drive,  
Coquitlam**

Proposed re-designation from  
"Log storage and barge  
moorage" to "Industrial"



**Portion of water lot fronting  
Clementine Outstation,  
Electoral Area A – Indian  
Arm**

Proposed re-designation from  
"Port water" to "Commercial"

## 5. Email notifications, continued

We invite you to provide your feedback by attending one of our two in-person open houses or our digital information session. The details can be found below.

You can also complete our [online questionnaire](#) (live May 1) or send an email to [LandUse.Plan@portvancouver.com](mailto:LandUse.Plan@portvancouver.com).

As part of the amendment process, the port authority will advertise in local newspapers and on social media, and notify neighbours in the surrounding areas, as well as municipalities, stakeholders and Indigenous groups.

Please provide your feedback on the proposed amendments by **July 1, 2023**.

Visit [portvancouver.com/LandUsePlanAmendments](http://portvancouver.com/LandUsePlanAmendments) to:

- Learn more about the proposed land use plan amendments
- Read the land use plan
- Fill out the online questionnaire (live from May 1 to July 1, 2023)

For more information, email [LandUse.Plan@portvancouver.com](mailto:LandUse.Plan@portvancouver.com)

### Digital information session

**Date:** Wednesday, May 3, 2023

**Time:** 6:30 to 7:30 p.m.

**Location:** Zoom

[Register here](#).

After registering, you will receive a link to join the digital information session.

### Open house 1

**Date:** Wednesday, May 10, 2023

**Time:** 5:00 to 8:00 p.m.

### Open house 2

**Date:** Saturday, May 13, 2023

**Time:** 1:00 to 4:00 p.m.

**Location:** Discovery Centre, 999 Canada Place, Vancouver, B.C. V6C 3T4

402 – fourth floor, 10350 University Drive, Surrey, B.C. V3T 4B8

### About our land use plan

The Vancouver Fraser Port Authority is the federal agency responsible for the stewardship of the Port of Vancouver. We operate pursuant to the [Canada Marine Act](#) with a mandate to enable Canada's trade objectives through the Port of Vancouver, ensuring goods are moved safely, while protecting the environment, and considering local communities.

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 land and waters managed by the port authority 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 board of directors adopted the most recent land use plan in December 2020.

Read more about our approach to [land use planning](#).

## 5. Email notifications, continued

Date June 19, 2023

Web Version | Update preferences | Unsubscribe [Forward](#)

 PORT of  
**vancouver** | Vancouver Fraser  
Port Authority

**Reminder to submit your feedback by July 1**

We would like to thank those who participated in the digital information session on May 3 or attended our open houses on May 10 and 13. The display boards and a recording of the digital information session are available [here](#).

Please provide your feedback before July 1:

Online: Land Use Plan Amendment [online questionnaire](#)  
By email: [LandUse.Plan@portvancouver.com](mailto:LandUse.Plan@portvancouver.com)

**Proposed amendments**

The port authority is consulting on three sites this year. One is a newly acquired site in Surrey and two are portions of existing port authority sites in Coquitlam and Electoral Area A - Indian Arm. The proposed designations and re-designations are as follows:

- The site acquired in Surrey is proposed to be designated as "Industrial"
- The site in Coquitlam is proposed to be re-designated from "Log storage and barge moorage" to "Industrial"
- The site in Electoral Area A - Indian Arm is proposed to be re-designated from "Port water" to "Commercial"

We are required by the Canada Marine Act to add or re-designate these lands to our Land Use Plan by way of an amendment and give them a port authority land use designation. Public consultation on this year's amendments is taking place from May 1 to July 1, 2023.



12509 Industrial Road,  
Surrey

Proposed designation  
"Industrial" (former munk  
designation "Industrial")



Water lot fronting  
1950 Brigantine Drive,  
Coquitlam

Proposed re-designation from  
"Log storage and barge  
moorage" to "Industrial"



Portion of water lot fronting  
Clementine Outstation,  
Electoral Area A – Indian  
Arm

Proposed re-designation from  
"Port water" to "Commercial"

## 6. Digital information session confirmation and reminder emails

### Email registration confirmation

 PORT of  
Vancouver | Vancouver Fraser  
Port Authority

Hi Noel Allison,

Thank you for registering for Vancouver Fraser Port Authority - Land Use Plan amendments digital information session. You can find information about this webinar below.

**Vancouver Fraser Port Authority - Land Use Plan amendments digital information session**

Date & Time: May 3, 2023 06:30 PM Pacific Time (US and Canada)

Webinar ID: 949 0083 6332

Passcode: 243451

Add to: [Google Calendar](#) [Outlook Calendar \(.ics\)](#) [Yahoo Calendar](#)

To edit or cancel your registration details, click [here](#). You can cancel your registration before May 3, 2023 06:30 PM.

Please submit any questions to: [LandUse.Plan@vancouver.ca](mailto:LandUse.Plan@vancouver.ca)

Thank you!

WAYS TO JOIN THIS WEBINAR

- Join from PC, Mac, iPad, or Android

[Join Webinar](#)

If the button above does not work, paste this into your browser:  
[https://portofvancouver.zoom.us/j/94900836332?pwd=UFRoUE0nZ2QmIlkgELUrbAPY71CjCKsLWCoNn1DQMAAAAWGtX7B2z2H0dzdMVfYYLNjU0E451M4Q0FnAAAAAAAAMAgud-NFTRkkyZkurd3NvLc5oakI#051RDZ-094uid-WN\\_3-T20R0D1SE\\_GK02wsQ](https://portofvancouver.zoom.us/j/94900836332?pwd=UFRoUE0nZ2QmIlkgELUrbAPY71CjCKsLWCoNn1DQMAAAAWGtX7B2z2H0dzdMVfYYLNjU0E451M4Q0FnAAAAAAAAMAgud-NFTRkkyZkurd3NvLc5oakI#051RDZ-094uid-WN_3-T20R0D1SE_GK02wsQ)

To keep this webinar secure, do not share this link publicly.

- Join via audio

Canada: +17789072071, 94900836332# — 243451

Or, dial: Canada: +1 778 907 2071  
US: +1 206 337 9723  
More International numbers

Webinar ID: 949 0083 6332

Passcode: 243451

- Join by SIP

94900836332@zoomus.com

Or, join by H.323

H.323: 162.255.37.11 (US West)  
162.255.36.11 (US East)  
69.174.57.160 (Canada Toronto)  
65.39.152.160 (Canada Vancouver)

Webinar ID: 949 0083 6332

Passcode: 243451



### Email reminder

 PORT of  
Vancouver | Vancouver Fraser  
Port Authority

Hi Noel Allison,

This is a reminder that your webinar will begin in 1 day.

**Vancouver Fraser Port Authority - Land Use Plan amendments digital information session**

Date & Time: May 3, 2023 06:30 PM Vancouver

Webinar ID: 949 0083 6332

Passcode: 243451

Description: Please join us for a digital information session regarding three proposed amendments to the Vancouver Fraser Port Authority Land Use Plan. At this session we will review the proposed amendments and you will have the opportunity to ask the port authority team questions about the proposed amendments and the engagement process. The sites we will be discussing are located in Industrial Area A (at the north end of Indian Arm), Coquitlam and Surrey. Further information is available at [www.portofvancouver.com/LandUsePlanAmendments](http://www.portofvancouver.com/LandUsePlanAmendments).

Please use the link in your confirmation email to access the information session. A reminder email will also be sent to you 24hrs in advance of the session start time. Please also note that the Zoom webinar link is unique to you. If you know anyone else who may be interested in attending, please share the registration page with them so that they can register directly.

Add to: [Google Calendar](#) [Outlook Calendar \(.ics\)](#) [Yahoo Calendar](#)

You can [cancel](#) your registration at any time.

Please submit any questions to: [LandUse.Plan@vancouver.ca](mailto:LandUse.Plan@vancouver.ca)

Thank you!

WAYS TO JOIN THIS WEBINAR

- Join from PC, Mac, iPad, or Android

[Join Webinar](#)

If the button above does not work, paste this into your browser:  
[https://portofvancouver.zoom.us/j/94900836332?pwd=UFRoUE0nZ2QmIlkgELUrbAPY71CYCKsLWCoNn1DQMAAAAWGtX7B2z2H0dzdMVfYYLNjU0E451M4Q0FnAAAAAAAAMAgud-NFTRkkyZkurd3NvLc5oakI#051RDZ-094uid-WN\\_3-T20R0D1SE\\_GK02wsQ](https://portofvancouver.zoom.us/j/94900836332?pwd=UFRoUE0nZ2QmIlkgELUrbAPY71CYCKsLWCoNn1DQMAAAAWGtX7B2z2H0dzdMVfYYLNjU0E451M4Q0FnAAAAAAAAMAgud-NFTRkkyZkurd3NvLc5oakI#051RDZ-094uid-WN_3-T20R0D1SE_GK02wsQ)

To keep this webinar secure, do not share this link publicly.

- Join via audio

Or, dial: Canada: +1 778 907 2071  
US: +1 206 337 9723  
More International numbers

Webinar ID: 949 0083 6332

Passcode: 243451

- Join by SIP

94900836332@zoomus.com

Or, join by H.323

H.323: 162.255.37.11 (US West)  
162.255.36.11 (US East)  
69.174.57.160 (Canada Toronto)  
65.39.152.160 (Canada Vancouver)

Webinar ID: 949 0083 6332

Passcode: 243451



## 7. Newspaper advertisements

### Newspaper advertisement English

 **PORT of vancouver**  
Vancouver Fraser Port Authority

**Proposed land use plan amendments**  
**Consultation period**  
May 1 to July 1, 2023

The Vancouver Fraser Port Authority proposes to amend its land use plan to designate one site that has been acquired over the past year and re-designate portions of two existing port authority sites. The newly acquired site is located in Surrey and is proposed to be designated as "Industrial". The existing sites are located in Coquitlam and Electoral Area A, Indian Arm, and are proposed to be re-designated from "Log storage and barge moorage" to "Industrial" and "Port water" to "Commercial" respectively.

**How to participate**

Attend the digital information session or one of our in-person open houses:

**Digital information session:** Wed., May 3, 6:30 to 7:30 p.m. on Zoom  
**Open house 1:** Wed., May 10, 5:00 to 8:00 p.m. at Canada Place  
**Open house 2:** Sat, May 13, 1:00 to 4:00 p.m. at Surrey City Centre Library

Visit [portvancouver.com/LandUsePlanAmendments](http://portvancouver.com/LandUsePlanAmendments) to:

- Register for the digital information session
- Find details on the open houses
- Read the proposed amendments and land use plan
- Complete the online questionnaire by July 1, 2023
- Subscribe to our email updates

For more information: [LandUse.Plan@portvancouver.com](mailto:LandUse.Plan@portvancouver.com)



### Newspaper advertisement French

 **PORT de vancouver**  
Administration portuaire  
Vancouver-Fraser

**Modifications proposées du plan d'utilisation des terres**  
**Période de consultation**  
1er mai au 1er juillet

L'Administration portuaire Vancouver-Fraser a l'intention de modifier son plan d'utilisation des terres afin de désigner un site qui a été acquis au cours de la dernière année et de redesigner des sections de deux sites existants de l'administration portuaire. Le site nouvellement acquis est situé à Surrey et il a été proposé de le désigner comme « industriel ». Les sites existants sont situés à Coquitlam et dans la circonscription électorale A, bras Indian, et il a été proposé de changer la désignation de « stockage de grumes et amarrage de barges » à « industriel » et de « eaux portuaires » à « commerciale », respectivement.



**Comment participer**

Consultez [portvancouver.com/LandUsePlanAmendments](http://portvancouver.com/LandUsePlanAmendments) pour:

- Lire les modifications proposées et le plan d'utilisation des terres
- Remplir le questionnaire en ligne d'ici le 1er juillet 2023

**Pour obtenir plus de renseignements :**  
Courriel : [LandUse.Plan@portvancouver.com](mailto:LandUse.Plan@portvancouver.com)



## 7. Newspaper advertisements, continued

The Province, April 19, 2023

**B | NEWS | THEPROVINCE.COM**

**Media company sues Stewart campaign claiming unpaid bills**

**DAVID CARBON**  
For second time, former Vancouver mayor Kennedy Stewart's election campaign has been hit by a claim of not paying bills related to last year's election.

According to a notice of claim filed in B.C. Supreme Court, the company responsible for some media advertising services provided to Stewart's Forward Together campaign hasn't been paid \$59,000 for those services.

The claim states that Point Blank Consulting Inc., which handles digital marketing for Forward Together, would be made promptly.

It goes on to say that \$5,000 was received for the first invoice of services, and another \$5,000 was issued for a \$25,000 invoice issued on Oct. 19, 2022.

Records show \$50,000 was spent by Stewart's campaign on digital advertising for the campaign, for which it took a "conservative estimate" of what was spent by the campaign.

Forward Together hasn't yet responded to the notice of claim.

Last month, a small-business owner sued Stewart's campaign for \$10,000, claiming he was not paid for services he provided to the campaign.

"In mid-October 2022 Forward Together reached out to me and told them: 'Forward

provided four cheques as payment for the outstanding amount.'

"On or about 28 October 2022 I responded to Forward Together and said: 'Together just after the election and before the campaign ended in January, February, he said Forward Together had not paid me for my services based on non-sufficient funds. For example, he had a bill from Simon Fraser University for \$1,000 which I presented him with a cheque for \$1,000 and he responded by saying that he had not paid me because he was a professor at Simon Fraser University and he had not been paid by his employer to pay the outstanding amount.'

Forward Together hasn't yet responded to the notice of claim.

Last month, a small-business owner sued Stewart's campaign for \$10,000, claiming he was not paid for services he provided to the campaign.

Forward Together on Sept. 8, 2022,

**TSFerries**  
April 1 - May 17, 2023  
Schedule is subject to change without notice

**LOWER MAINLAND - VANCOUVER ISLAND**  
**HIGHWAY 99 - NANAIMO (DEPARTURE DAY)**

LEAVE HORSESHOE BAY	LEAVE DEPARTURE DAY
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8:25 am 1:00 pm 6:45 pm	9:25 am 9:25:40 am 6:15:15 pm
10:00 am A2:40 pm 6:45 pm	11:25 am 10:25:40 am 6:45:15 pm
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## 7. Newspaper advertisements, continued

La Source, April 25, 2023

Le Sourire

ROBERT ZAITZMAN

# Le castor castré

A lors que l'Amérique est à sa fin, je constate, non sans chagrin de cœur, que le triste état d'esprit qui l'anime depuis longtemps n'a pas changé. Partout où je vais, je sens que les gens commencent à se demander comment la terre s'arrange pour continuer à tourner. C'est une question qui désole profondément débouillée, qu'à quiconque la raison d'être. A ce stade, il n'y a plus de place, feraient depuis longtemps partie une crise de nerfs. Mais, payant ou non, il y a toujours des alarmes de crise en cours.

Il y a quelques mois, j'ai juste été moi-même : « Encore une fois le Castor castré, vaincu par les loups et les ours, joue les troubles-fêtes ». Désormais, avec plusieurs amis, nous allons de crise en crise.

Il y a deux semaines, j'ai juste été moi-même : « Encore une fois le Castor castré, vaincu par les loups et les ours, joue les troubles-fêtes ». Désormais, de venir ainsi plusieurs fois dans un même lieu, nous avons été invités à venir à nouveau.

**A** Partout où nous portons le rec, ça sent le rosé !

train de révéler votre bretelle, mais nous assaillent mentalement, physiquement comme la débâcle de nos équipes ou la propagation du coronavirus, crise qui sans disparaître, ne semble plus concerner que les personnes les plus jeunes. Non, mais il est plutôt plus curieux, sous diverses formes, de constater que la crise mondiale a un grand nombre de nations trouvées dans l'oubli.

Le Canada, lui, sans dire, n'est pas épargné. Nous vivons une crise de confiance dans certains temps; nous infléchissons de temps à autre notre niveau de confiance aux autres accordés à la Gendarmerie royale canadienne, mais aussi à nos nombreux institutions publiques, à celles qui sont échappé au feu follet croire savoir ou autre dictum de l'ordre. C'est une crise avec le précédent : un fil électrique en cache boutonnage.

Le 10 mars, le Dr Pierre Elliott Trudeau, organisme national de lutte contre les afflctions politiques, à qui il est reproché d'avoir reçu des dons de la Russie, a été nommé et a influencé le processus électoral ? C'est n'pas gentil, de se soulever contre quelqu'un, domineur. XL. Vous

allez me dire que c'est une autre crise de fin. En effet, il y a quelque chose qui cloche, mais fait sauter les dernières limites de la raison. Ce n'est pas tout. Donc nous devons faire face à l'échec et à celle des problèmes de drogue et de surdose dans les communautés autochtones. Il n'en sort plus. Quand on sort vers la périphérie, on voit que l'heure est plus tard. Les derniers sondages, bien que n'hésite à le faire publier je ne sais pas comment, mais il n'y a pas d'économie dans ces chiffres. Il n'y a pas hésitation parler de crise éco-publique. On ne peut pas ne pas faire ça pour apprendre.

L'étranger, ce n'est pas guérir, mais faire comprendre ce que je vous apprends, sont en train de faire. Regarder Israël ou la population juive de France, c'est faire comprendre ce que je vous apprends.

THE ROGUE PRESENTS  
The Fifth Annual  
**HORNBY BLUES**  
Four of the Best in Blues in Canada!

Emily Burgess

Paul Pigat

Kenny 'Blues Boss' Wayne

Rick Fines

Friday, April 28 at 8pm  
Live in the Hall and Livestreamed  
Met Lehman Hall at St. James | 3224 W 10th Ave  
[www.roguefolk.com](http://www.roguefolk.com)

Poste de Vancouver

Administration portuaire  
Vancouver-Fraser

Modifications proposées du plan d'utilisation des sites portuaires

Periode de consultation

Ter. mai au 1er juillet

L'Administration portuaire Vancouver-Fraser a l'intention de modifier son plan d'utilisation des terrains afin de désigner sur un site qui a été attribué au cours de la dernière année et de faire évoluer l'usage de certains sites existants. Le plan d'utilisation des sites portuaires récemment acquits est établi à Surrey et il a été proposé de la modifier (« aménager »). Les sites existants sont situés à Coquitlam et dans la conurbation incorrecte. A. très mal, et il a été proposé de changer la désignation de « stockage de grumes et emmagasinement de bûches » à « industriel » et de « espace portuaire » à « commerciale », respectivement.

Comment participer

Envoyer [percenet@vancouver.ca](mailto:percenet@vancouver.ca) ou [LandusePlan.vancouver.ca](http://LandusePlan.vancouver.ca) pour:

- Les modifications proposées et le plan d'utilisation des terrains
- Répondre au questionnaire en ligne d'ici le 1er juillet 2020

Pour obtenir plus de renseignements :

Douane : [LandusePlan@vancouver.ca](mailto:LandusePlan@vancouver.ca)

Canard

Le Sourire

Vol 23 No 10 | 25 avril au 9 mai 2020

## 8. Social media posts: organic

LinkedIn, April 25, 2023

Vancouver Fraser Port Authority  
18,427 followers  
1 hr • 0

Public engagement on the proposed amendments to the port authority land use plan for three sites in Surrey, Coquitlam, and Electoral Area A – Indian Arm begins May 1 until July 1.

Attend our digital information session or one of our in-person open houses:

- Digital information session: Wednesday, May 3 – 6:00 p.m. to 7:30 p.m. Zoom
- Open house: Wednesday, May 10 – 5:00 p.m. to 8:00 p.m. Discovery Centre, Canada Place
- Open house: Saturday, May 13 – 1:00 p.m. to 4:00 p.m. Surrey City Centre Library

Can't attend these sessions? You can also share your feedback by completing our online questionnaire.

For more information, visit: <https://lnkd.in/gexGyeCC>



LinkedIn, May 1, 2023

Vancouver Fraser Port Authority  
16,205 followers  
3 hrs • 0

Public engagement on the proposed amendments to the port authority land use plan for three sites in Surrey, Coquitlam, and Electoral Area A – Indian Arm is happening now. To learn more and provide your feedback, register to attend our digital information session on May 3 or drop in at one of our in-person open houses on May 10 and 13.

For more details on these sessions: <http://ow.ly/G2ASS0NROXr>



LinkedIn, June 16, 2023

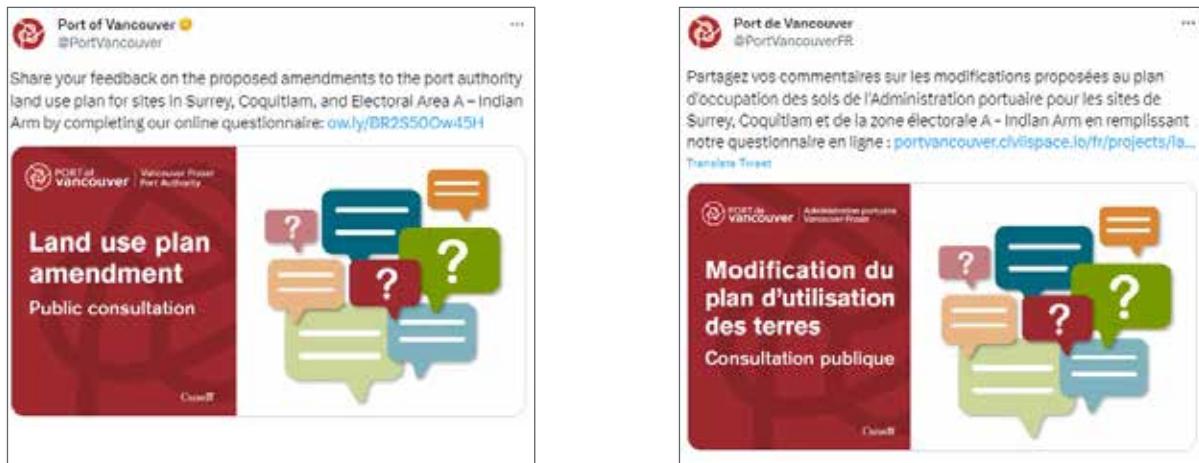
Vancouver Fraser Port Authority  
18,425 followers  
1 hr • 0

Don't forget to share your feedback on the proposed amendments to the port authority's land use plan. Learn more and complete our online questionnaire before July 1: [bit.ly/3qMQz0X](https://bit.ly/3qMQz0X)



## 8. Social media posts: organic, continued

Twitter, May 24, 2023, English and French



Twitter, June 29, 2023, English and French

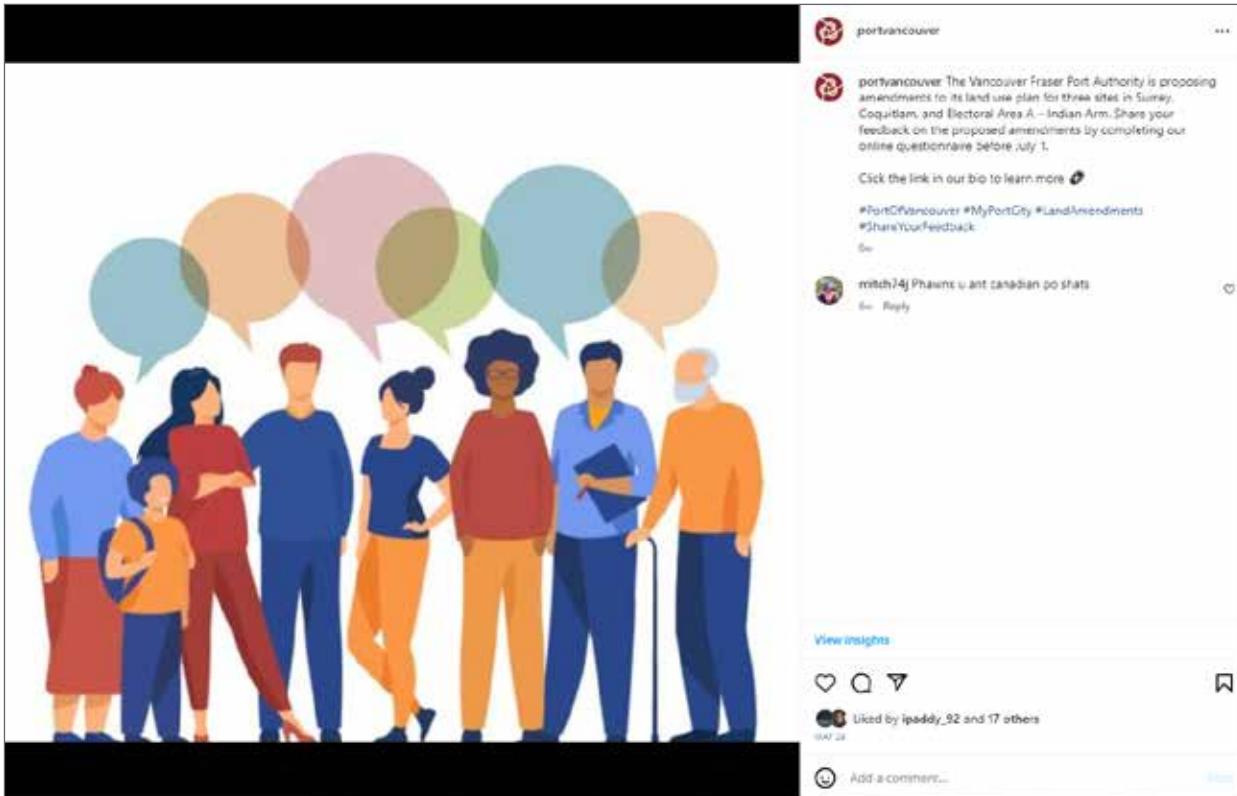


Facebook, May 24 and June 16, 2023, English and French



## 8. Social media posts: organic, continued

Instagram, May 24 and June 16, 2023, English and French



portfvancouver The Vancouver Fraser Port Authority is proposing amendments to its land use plan for three sites in Surrey, Coquitlam, and Electoral Area A – Indian Arm. Share your feedback on the proposed amendments by completing our online questionnaire before July 1.

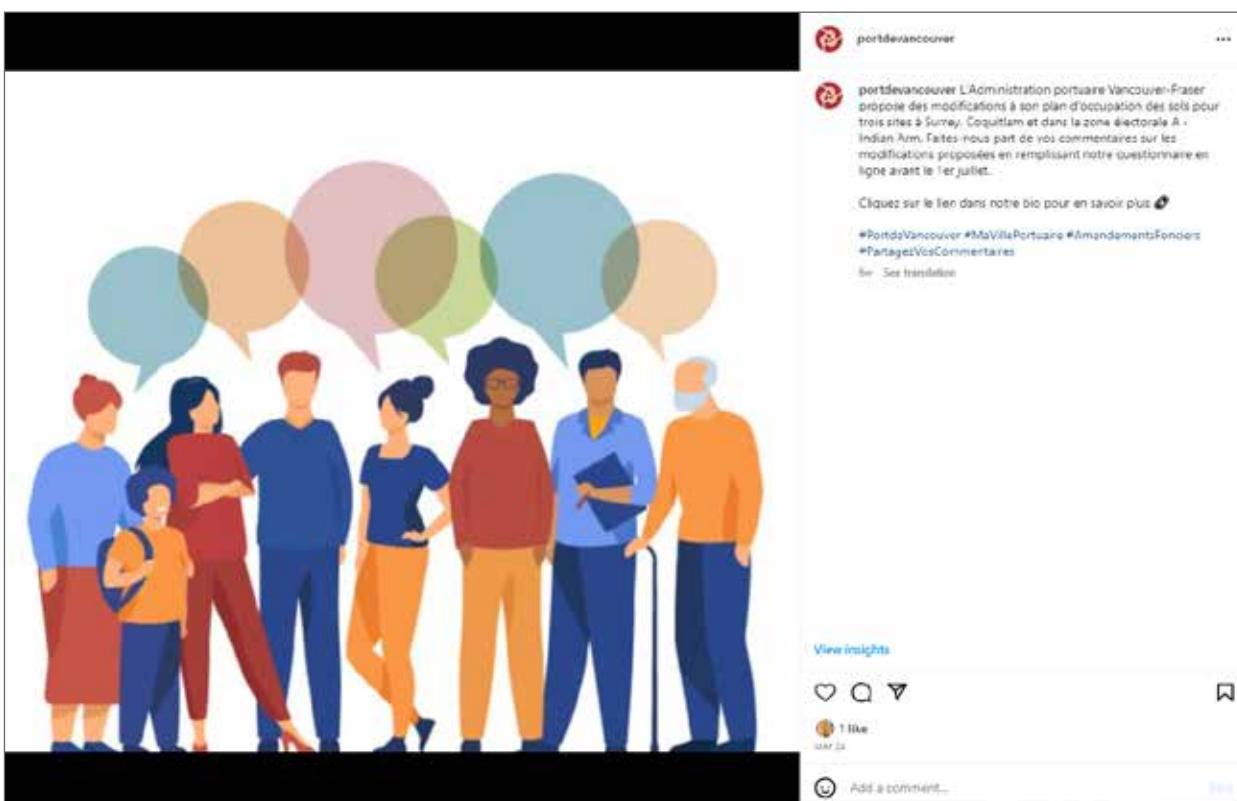
Click the link in our bio to learn more. #PortOfVancouver #MyPortCity #LandAmendments #ShareYourFeedback

mitch74j Phawnt u ant canadian po shats

View insights

Liked by ipaddy\_92 and 17 others

Add a comment...



portdevancouver L'Administration portuaire Vancouver-Fraser propose des modifications à son plan d'occupation des sols pour trois sites à Surrey, Coquitlam et dans la zone électorale A – Indian Arm. Faites-nous part de vos commentaires sur les modifications proposées en remplissant notre questionnaire en ligne avant le 1er juillet.

Cliquez sur le lien dans notre bio pour en savoir plus. #PortdeVancouver #MaVillePortuaire #AmendementsFondants #PartagezVosCommentaires

See translation

View insights

1 like

Add a comment...

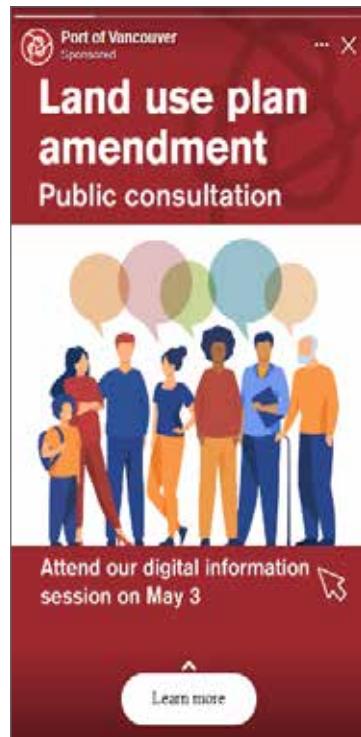
## 9. Social media posts: paid

Paid content: April 17 to May 3, 2023

### Facebook



### Facebook/Instagram



### Instagram

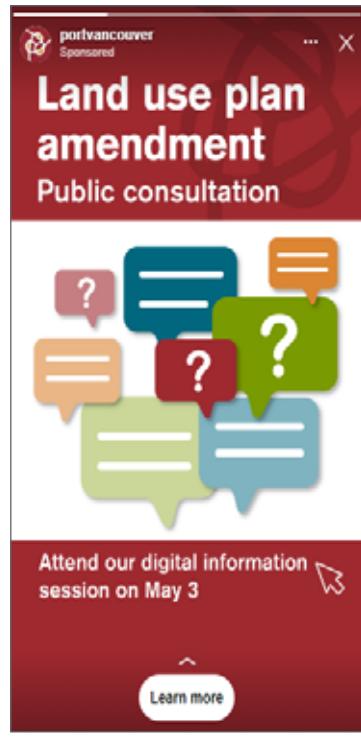


Paid content: April 17 to May 3, 2023

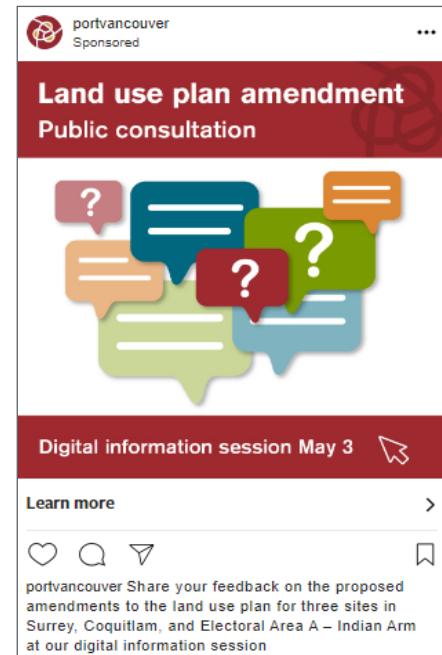
### Facebook



### Facebook/Instagram



### Instagram



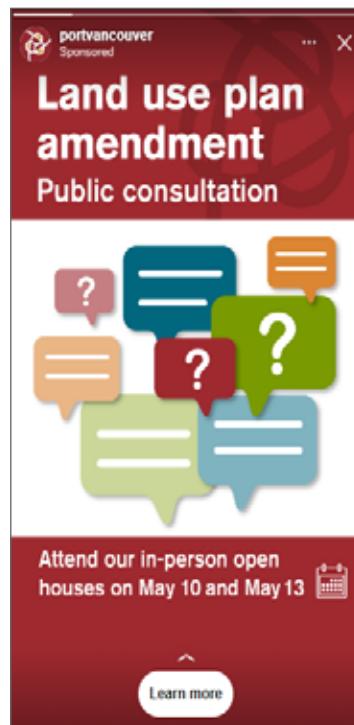
## 9. Social media posts: paid, continued

Paid content: April 17 to May 13, 2023

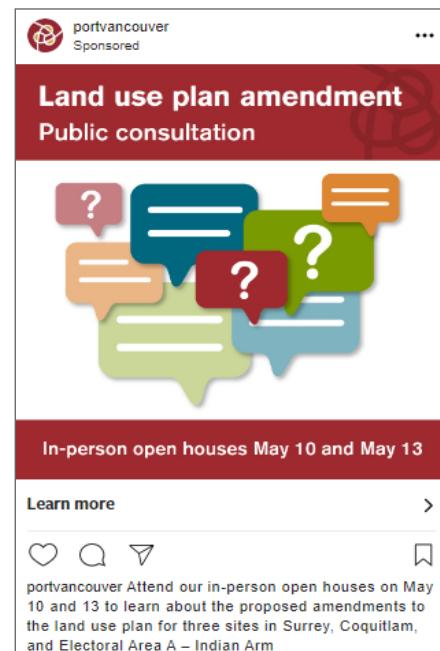
### Facebook



### Facebook/Instagram



### Instagram

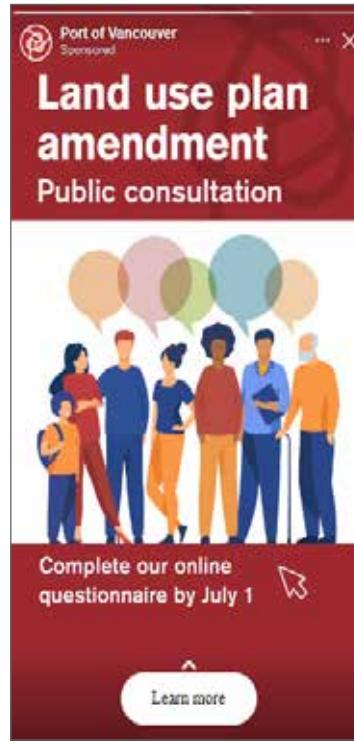


Paid content: May 29 to June 4, 2023

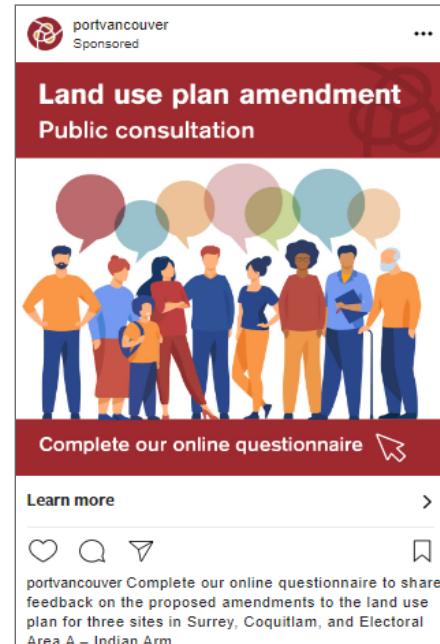
### Facebook



### Facebook/Instagram



### Instagram



## 9. Social media posts: paid, continued

Paid content: June 25 to 30, 2023

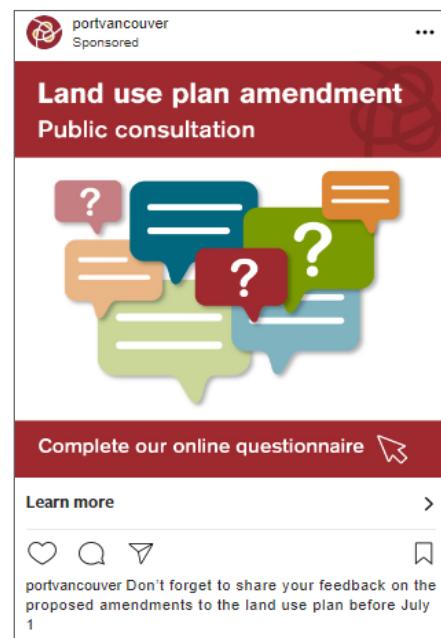
Facebook



Facebook/Instagram



Instagram



## **10. English consultation materials**

- 10.1 English engagement website, pages 46 to 49
- 10.2 Land use plan amendment backgrounder, pages 50 to 53
- 10.3 Open house display boards, pages 54 to 56
- 10.4 Online questionnaire, pages 57 to 59
- 10.5 Hard copy questionnaire, pages 60 to 64

## 10.1. English engagement website ([portvancouver.com/LandUsePlanAmendments](http://portvancouver.com/LandUsePlanAmendments))

The screenshot shows the official website for the Land Use Plan Amendment 2023. At the top, there are two language versions: English and French (Administration portuaire Vancouver-Fraser). The main header features a large aerial photograph of a coastal industrial area with numerous shipping containers and industrial buildings.

### Land use plan amendment 2023

Over the past year, the port authority has acquired one site in Surrey. We are required by the [Canada Marine Act](#) to include and designate this land in our land use plan by way of an amendment and apply an appropriate port authority land use designation that is consistent with anticipated future use of the site.

The port authority also proposes to re-designate two existing port authority sites in Coquitlam and Electoral Area A to better reflect established future uses and activities in these two areas.

The amendment process is set out in the [Canada Marine Act](#) and requires public consultation and consultation.

- ▶ [About the Vancouver Fraser Port Authority's Land Use Plan](#)
- ▶ [Get involved - consultation period details](#)
- ▶ [Details of the sites and proposed amendments](#)
- ▶ [Land use plan designation definitions](#)
- ▶ [Ways to participate](#)

**TIMELINE**

- Consultation period  
May 1 to July 1, 2023
- Recommendation to the port authority's board of directors  
October 3, 2023
- Board of directors decision on proposed amendments  
October 23, 2023
- Notice of decision  
October 30, 2023

**IMPORTANT DATES**

- May 1, 2023  
Consultation period starts
- July 1, 2023  
Consultation period ends

**SUPPORTING DOCUMENTS**

- [Background](#)
- [Jurisdictional Overview](#)
- [District Boards](#)
- [Document Distribution Public](#)
- [Aperçu Des Limites De La Juridiction](#)
- [Tableau D'affichage](#)

#### Annual land use plan amendments 2023

Closes: **July 1, 2023 at 11:59 PM**

The port authority is consulting on proposed amendments to our land use plan for sites located across the Lower Mainland. Learn about the proposed amendments and consultation activities.

[Participate Now](#)      Approximate time: 10 minutes

#### Stay Informed

Get notified on upcoming engagements and the latest project related news.

[Sign up for notifications](#)

## 10.1. English engagement website: Drop down information

### ▼ About the Vancouver Fraser Port Authority's Land Use Plan

We manage federal lands and waters in support of national trade objectives for the benefit of all Canadians. Geographically, the Port of Vancouver includes more than 16,000 hectares of water, over 1,500 hectares of land, and approximately 350 kilometres of shoreline. Located on the southwest coast of British Columbia, the Port of Vancouver borders 16 municipalities and intersects the traditional territories and treaty lands of several Coast Salish First Nations.

Our mandate, as set out in the [Canada Marine Act](#), is to enable Canada's trade through the Port of Vancouver, while protecting the environment, and considering local communities. In December 2020, the port authority's board of directors adopted an updated [land use plan](#), which provides a framework for development and use of port lands and waters for the next 15 to 20 years.

From time to time, we acquire land to ensure future port-related activities can be accommodated, focusing on sites with ready access to shipping channels, truck routes or rail corridors, and close proximity to existing port holdings. Strategic land acquisitions are one of the ways we are responding to the increasing shortage of trade-enabling industrial land, ensuring the Port of Vancouver is ready to handle growing trade, and living up to our commitment to deliver economic prosperity through trade.

### ▼ Get involved - consultation period details

The public consultation period will run from **May 1 to July 1, 2023**. There are numerous ways to participate and provide your feedback.

- Review the materials and complete our online feedback form
- Attend a digital information session or one of two in-person open houses
- Send us an email with your thoughts

Digital information session	Open house 1	Open house 2
Date: Wednesday, May 3, 2023	Date: Wednesday, May 10, 2023	Date: Saturday, May 13, 2023
Time: 6:30 p.m. – 7:30 p.m.	Time: 5:00 p.m. – 8:00 p.m.	Time: 1:00 p.m. – 4:00 p.m.
Location: Zoom - <a href="#">Register here</a>	Location: Discovery Centre, 999 Canada Place, Vancouver, B.C. V6C 3T4	Location: Surrey City Centre Library, Room 402 – fourth floor, 10350 University Drive, Surrey, B.C. V3T 4B8

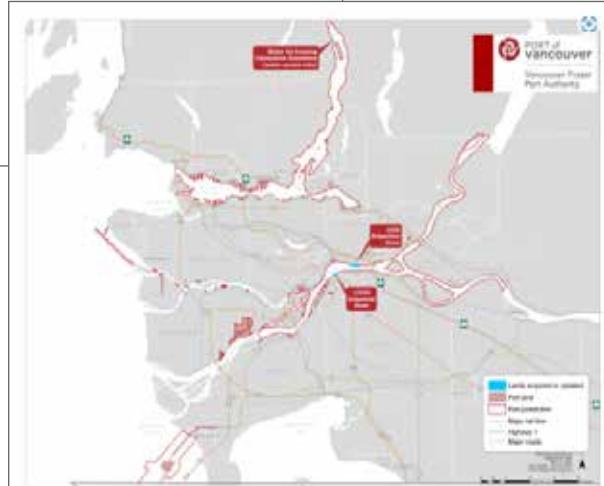
All consultation materials are available in the **Supporting Documents** section of this website.

For the latest information, please visit the port authority [website](#).

## 10.1. English engagement website: Drop down information, continued

▼ Details of the sites and proposed amendments			
Municipality and site	Surrey - Newly acquired land	Electoral Area A - Port authority re-designated land	Coquitlam - Port authority re-designated land
Site location	12509 Industrial Road	Portion of water lot fronting Clementine Outstation, Electoral Area A - Indian Arm	Water lot fronting 1950 Brigantine Drive
Site area	2.99 ha / 7.41 ac	0.92 ha / 2.27 ac	14.75 ha / 36.46 ac
Current use	Vacant	Navigation channel	Log storage and barge moorage
Anticipated future use	To be determined	Marina expansion	Loading/unloading of barges and storage of construction materials and equipment
Former municipal zoning	IH - High Impact Industrial	N/A	N/A
Former municipal land use designation	Industrial	N/A (port authority - Port water)	N/A (port authority - Log storage and barge moorage)
Proposed land use plan designation	Industrial	Commercial	Industrial
Date of acquisition/tenure agreement	May 4, 2022	N/A	N/A

This table is also available on page 2 of the [backgrounder](#).



The map displays the Port of Vancouver's land acquisition areas, port facilities, and surrounding land parcels. Key features include the "Newly acquired land" parcels highlighted in red, the "Port area" shown in blue, and various roads and water bodies. The map is a detailed overview of the port's spatial planning and land use.

Click [here](#) to view a larger version of the overview map of sites.

## 10.1. English engagement website: Drop down information, continued

### ▼ Land use plan designation definitions

- "**Commercial**": Primarily intended for commercial activities related to port or marine support services, tourism-related businesses, transportation of passengers, and the handling and storage of goods. Primary uses may include marinas, float plane terminals, warehouses, and tourism-related businesses. Ancillary uses may include offices, storage areas, caretaker facilities, and other uses required to support the primary use.
- "**Industrial**": Primarily intended for light to heavy industrial activities in support of port operations and marine support services, including goods shipping, transportation, handling, and, in some cases, manufacturing. Primary uses may include intermodal yards, warehouses, container storage facilities, transloading facilities, ship repair, and barge moorage activities. Ancillary uses may include offices, storage areas, caretaker facilities, and other uses required to support the primary use.
- "**Log storage and barge moorage- "**Port water**": Primarily designated for shipping, navigation, moorage, and anchorage in open water and foreshore areas adjacent to port and non-port lands.**

### ▼ Ways to participate

Between **May 1 and July 1, 2023**, you are invited to share your input through the following methods:

- Online questionnaire
- Digital information session (the presentation will be linked here after the event)
- In-person open house
- Email: [LandUse.Plan@portvancouver.com](mailto:LandUse.Plan@portvancouver.com)

## 10.2. Land use plan amendment backgrounder



PORT of  
**vancouver** | Vancouver Fraser  
Port Authority



### Public backgrounder

#### Land use plan amendments 2023

##### **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 land and waters managed by the port authority for the next 15 to 20 years. It is similar to a municipality's 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 board of directors adopted the most recent [land use plan](#) in December 2020.

##### **What does the land use plan include?**

The land use plan includes goals, policies, and land use designations to guide planning in all areas across our jurisdiction and provides greater clarity to Indigenous groups, stakeholders, neighbouring residents, and communities about port activities and uses that may occur on federal lands and waters managed by the port authority. Our land use plan includes eight different designations that relate to both land and marine uses.

##### **Why amend the land use plan?**

From time to time, the port authority purchases new lands, enters into a long-term lease agreement with a landowner, re-designates existing port authority properties, or divests existing port authority properties. These purchases, lease agreements, re-designations, and divestments require our land use plan to be amended, which involves a public consultation period 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 our board of directors.

Over the past year, we have acquired one site in Surrey. We are required by the [Canada Marine Act](#) to add this land to our land use plan by way of an amendment and give it a port authority land use designation. We also propose to re-designate two existing port authority sites in Electoral Area A and Coquitlam to better reflect anticipated future uses and activities.

##### **Why did the port authority acquire this land?**

As trade growth continues, we acquire land to support future port-related activities. We focus on sites with easy access to shipping channels, truck routes, or rail corridors, and close proximity to existing port authority holdings. Making strategic land acquisitions is one of the ways to ensure the Port of Vancouver is ready to handle growing trade.

## 10.2. Land use plan amendment backgrounder, continued

Vancouver Fraser Port Authority  
Public backgrounder | Land use plan amendments 2023

### Why are we re-designating existing port authority sites?

We are re-designating these sites to better reflect anticipated future uses and activities in these two areas and ensure the future uses and activities are consistent with the appropriate designation contained in our land use plan.

### What are the sites currently being used for?

The newly acquired site in Surrey is currently vacant.

The portion of the water lot fronting Clementine Outstation in Electoral Area A is water access only and is currently used for navigational purposes.

The site that is being re-designated in Coquitlam is currently used for log storage and barge moorage.

### What are the proposed amendment sites?

Amendment type			
Municipality and site	Newly acquired land	Port authority re-designated lands	
Surrey	Electoral Area A	Coquitlam	
<b>Site location</b>	12509 Industrial Road	Portion of water lot fronting Clementine Outstation, Electoral Area A – Indian Arm	Water lot fronting 1950 Brigantine Drive
<b>Site area</b>	2.99 ha / 7.41 ac	0.92 ha / 2.27 ac	14.75 ha / 36.46 ac
<b>Current use</b>	Vacant	Navigational channel	Log storage and barge moorage
<b>Anticipated future use</b>	To be determined	Marina expansion	Loading/unloading barges and storage of construction materials and equipment
<b>Former municipal zoning</b>	IH – High Impact Industrial	N/A	N/A
<b>Former municipal land use designation</b>	Industrial	N/A (port authority – Port water)	N/A (port authority – Log storage and barge moorage)
<b>Proposed land use designation</b>	Industrial	Commercial	Industrial
<b>Date of acquisition/tenure agreement</b>	May 4, 2022	N/A	N/A

## 10.2. Land use plan amendment backgrounder, continued

Vancouver Fraser Port Authority  
Public backgrounder | Land use plan amendments 2023

### What are the proposed designations for these sites?

The site acquired in Surrey is proposed to be designated as “Industrial”.

The site in Electoral Area A is proposed to be re-designated from “Port water” to “Commercial”.

The site in Coquitlam is proposed to be re-designated from “Log storage and barge moorage” to “Industrial”.

The “**Commercial**” designation, as defined in our land use plan, is intended for commercial activities related to port or marine support services, tourism-related businesses, transportation of passengers, and the handling and storage of goods. Primary uses may include marinas, float plane terminals, warehouses, and tourism-related businesses. Ancillary uses may include offices, storage areas, caretaker facilities, and other uses required to support the primary use.

The “**Industrial**” designation, as defined in our land use plan, is intended for light to heavy industrial activities in support of port operations and marine support services, including goods shipping, transportation, handling, and, in some cases, manufacturing. Primary uses may include intermodal yards, warehouses, container storage facilities, transloading facilities, ship repair, and barge moorage activities. Ancillary uses may include offices, storage areas, caretaker facilities, and other uses required to support the primary use.

The “**Log storage and barge moorage**” designation, as defined in our land use plan, is intended for log storage, barge moorage and associated activities.

The “**Port Water**” designation, as defined in our land use plan, is primarily designated for shipping, navigation, moorage, and anchorage in open water and foreshore areas adjacent to port and non-port lands.

### How will the sites be used in the future?

The newly acquired site is anticipated to be used for trade-enabling industrial development and supporting infrastructure. Any proposals for future development would be subject to the port authority’s [Project and Environmental Review process](#) and must conform to the uses permitted under the land use plan.

The re-designated sites are anticipated to be used for a marina expansion in Electoral Area A and construction materials and equipment laydown and loading/offloading barges in support of tenant activities at adjacent sites in Coquitlam.

### How is the public being notified?

The procedure to amend the land use plan and designate lands is set out in the [Canada Marine Act, section 48](#). This section of the Act also includes requirements for public consultation. The port authority is required to advertise in newspapers and host a public meeting at least 60 days prior to adopting the plan or making substantive amendments.

The port authority will advertise in local papers and on social media, notify neighbours in the surrounding areas of the opportunity for input via maildrop, send out notifications to municipalities and stakeholders, and hold two in-person and one digital public information sessions.

## 10.2. Land use plan amendment backgrounder, continued

Vancouver Fraser Port Authority  
Public backgrounder | Land use plan amendments 2023

### How are Indigenous groups being engaged?

The port authority will be engaging Indigenous groups on the proposed land use designation changes. Any future proposed projects will go through a Project and Environmental Review which consults with Indigenous groups. Indigenous consultation will run concurrently with stakeholder consultation and public consultation activities and will provide 60 days to comment, as identified in the *Canada Marine Act*.

### How can I participate?

The public comment period runs from **May 1 to July 1, 2023**. We encourage you to learn about the proposed amendments on our website at [portvancouver.com/LandUsePlanAmendments](http://portvancouver.com/LandUsePlanAmendments).

You can provide your feedback by attending one of our two in-person open houses or our digital information session, completing the online questionnaire, or sending an email to [LandUse.Plan@portvancouver.com](mailto:LandUse.Plan@portvancouver.com).

	Digital information session	Open house 1	Open house 2
<b>Date:</b>	Wednesday, May 3, 2023	Wednesday, May 10, 2023	Saturday, May 13, 2023
<b>Time:</b>	6:30 to 7:30 p.m.	5:00 to 8:00 p.m.	1:00 to 4:00 p.m.
<b>Location:</b>	Zoom. To register: <a href="http://portvancouver.com/landuseplanregistration">portvancouver.com/landuseplanregistration</a>	Discovery Centre 999 Canada Place Vancouver, B.C. V6T 3T4	Surrey City Centre Library Room 402 – fourth floor 10350 University Drive Surrey, B.C. V3T 4B8

All proposed amendments are available for review and feedback online at [portvancouver.com/LandUsePlanAmendments](http://portvancouver.com/LandUsePlanAmendments).

### What will you do with the feedback and how will the results be shared?

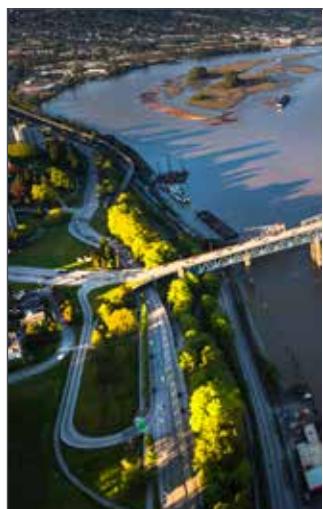
We will be compiling all feedback and summarizing key themes in a consultation summary and consideration report, which will be posted on [portvancouver.com/LandUsePlanAmendments](http://portvancouver.com/LandUsePlanAmendments) and on our website after the close of the consultation period. We will also directly notify those who subscribed to our land use plan email list. To join this mailing list, please click here: [portvancouver.com/new-and-media/newsletter/](http://portvancouver.com/new-and-media/newsletter/).

The consultation summary and consideration report will describe how we responded to the feedback received. It will also be provided to the port authority's board of directors for review to inform their decision on the proposed amendments.

### How will the decision from the board of directors be shared?

Should the port authority's board of directors approve the proposed amendments, the notice of decision would be distributed through advertisements in local newspapers, on [portvancouver.com/LandUsePlanAmendments](http://portvancouver.com/LandUsePlanAmendments) and emailed to those subscribed to our land use plan email list. The notice of decision and amended land use plan maps will also be published on our website [portvancouver.com/land/land-use-planning/](http://portvancouver.com/land/land-use-planning/).

## 10.3. Open house boards



**Welcome**  
Vancouver Fraser  
Port Authority  
Land use plan amendment  
Open house 2023

PORT of Vancouver | Vancouver Fraser Port Authority

### Land acknowledgment

For thousands of years, Coast Salish First Nations have lived and prospered in the south coast of British Columbia, with complex systems for trade and commerce, long before settlers arrived and recognized this area as an ideal trading region.

The Vancouver Fraser Port Authority acknowledges that the proposed land use plan amendments and the open houses to discuss them are located within the territories of a number of Coast Salish peoples, and we would like to extend our thanks to those Nations.

The port authority also acknowledges that its Canada Place office sits on the traditional territory of the x̣mətəkʷeyəm (Musqueam), Skwxwú7mesh (Squamish), and səl̓ílwətaɬ (Tsleil-Waututh) Nations, and its Delta community office sits on the traditional territory of the x̣mətəkʷeyəm (Musqueam), q̄áȳc̄ay (Katzie), q̄̄s̄əl̄ən (Kwantlen), Semiahmoo, and sc̄əw̄aθən mesteyaxʷ (Tsawwassen) Nations.



PORT of Vancouver | Vancouver Fraser Port Authority

### Vancouver Fraser Port Authority

Our mandate is to facilitate Canada's trade objectives, ensuring goods are moved safely, while protecting the environment and considering local communities.

Like all Canada Port Authorities, the Vancouver Fraser Port Authority was established by the Government of Canada pursuant to the *Canada Marine Act*, and is accountable to the federal minister of transport. We are responsible for managing federal port lands and waters in the Port of Vancouver.

In fulfilling our mandate under the *Canada Marine Act*, we carry out a variety of duties:

	Safety and security		Real estate management		Transportation		Communication, engagement, and collaboration
	Customer services		Environmental reviews and permitting		Planning		Infrastructure development

PORT of Vancouver | Vancouver Fraser Port Authority

### Our jurisdiction

The Vancouver Fraser Port Authority manages more than:

- 16,000**  hectares of water
- 1,500**  hectares of land
- approximately **350** kilometres of shoreline within the Port of Vancouver

We border:



**16** municipalities and intersect the asserted traditional territories and treaty lands of several Coast Salish First Nations

We are home to:

- 29** major marine cargo terminals
- 3** Class 1 railroads

A full range of facilities and services to the international shipping community

### Our jurisdiction

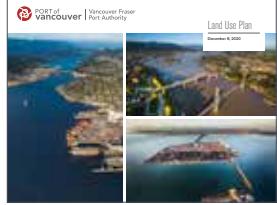


PORT of Vancouver | Vancouver Fraser Port Authority

### What is the land use plan?

- Communicates our long-term land use policy directions
- Guides land use and future growth opportunities
- Assists our tenants and customers in identifying areas to locate or expand
- Facilitates coordination of land use and transportation planning
- Provides neighbouring communities with greater clarity about activities and uses that can occur on port authority lands and waters and how community interests will be considered
- Provides Indigenous groups with clarity about land use and activities on port authority lands and waters adjacent to their reserves and within their asserted traditional territories and treaty lands
- Illustrates our ability to accommodate growth in a socially, environmentally, and economically responsible way

The land use plan provides a framework to manage growth and development on port lands and waters over the next 15 to 20 years.



PORT of Vancouver | Vancouver Fraser Port Authority

## 10.3. Open house boards, continued

### Land and water designations

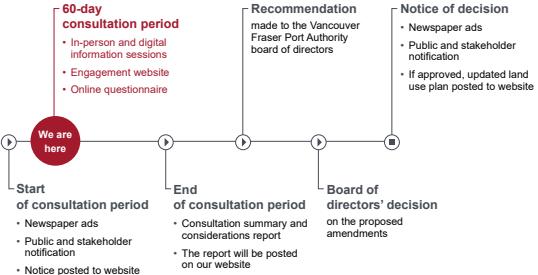
The land use plan includes eight different land and water designations that guide the development and management of the areas within port lands and waters, and provide for long-term development.

- Port terminal**  
Port terminal areas are primarily designated for deep-sea marine and river terminals that handle a variety of cargo, including automobiles, breakbulk, dry bulk and liquid bulk cargo, and containers, as well as cruise passengers. This includes primary trade-related uses that support shipping, transportation of goods and passengers, and handling of products, among other uses. Ancillary uses may include offices, storage areas, caretaker facilities, and other uses required to support the primary use.
- Industrial**  
Industrial areas are primarily designated for light to heavy industrial activities in support of port operations and marine support services, including goods shipping, transportation, handling, and, in some cases, manufacturing. Primary uses may include intermediate yards, warehouse, construction yards, maintenance, fabrication, ship repair, and barge moorage activities. Ancillary uses may include offices, storage areas, caretaker facilities, and other uses required to support the primary use.
- Commercial**  
Commercial areas are primarily designated for commercial activities related to port or marine support services, tourism-related businesses, transportation of passengers, and the handling and storage of goods. Primary uses may include port operations, marine planning, port and tourism-related businesses. Ancillary uses may include offices, storage areas, caretaker facilities, and other uses required to support the primary use.
- Log storage and barge moorage**  
Log storage and barge moorage are primarily designated for log storage, barge moorage, and associated activities.
- Recreation**  
Recreation areas are primarily designated for public recreational use such as parks and viewing areas.
- Conservation**  
Conservation areas are primarily designated for habitat conservation, enhancement, restoration, habitat for project offsetting or banking for future offsetting, and similar uses, and may be publicly accessible. These areas are generally not intended for development.
- Port water**  
Port water areas are primarily designated for shipping, navigation, moorage, and anchorage in open water and foreshore areas adjacent to port and non-port lands.
- Special study area**  
Special study areas are sites that require additional study, consultation, and planning to determine their future use through a land use plan amendment. Further analysis can be completed, the current use remains unchanged.

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### How is the land use plan amended?

Under the Canada Marine Act, the port authority must amend its land use plan to remove any divested land, add newly acquired sites or change the designation on existing lands. The formal amendment process requires public notification and consultation.



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### Why are we amending the land use plan?

Over the past year, we have acquired one site in Surrey. The proposed port authority land use designation for this acquired site is:

- 12509 Industrial Road, Surrey  
Proposed designation "Industrial"  
Former municipal designation "Industrial"

We also propose to re-designate the land use designations of two existing port authority sites as follows:

- Portion of water lot fronting Clementine Outstation, Electoral Area A – Indian Arm From "Port water" to "Commercial"
- Water lot fronting 1950 Brigantine Drive, Coquitlam  
From "Log storage and barge moorage" to "Industrial"

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### Proposed amendment sites



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### Proposed land use plan amendment

#### 12509 Industrial Road, Surrey

Vancouver Fraser Port Authority jurisdiction

Outside of Vancouver Fraser Port Authority jurisdiction

Proposed land use plan amendment site



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### Proposed land use amendment

#### 12509 Industrial Road, Surrey

Site area: 2.99 ha / 7.41 ac

Current use: Vacant

Former municipal land use designation: Industrial

Proposed land use plan designation: Industrial

Anticipated future use: Unknown



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## 10.3. Open house boards, continued

### Proposed land use plan amendment

Portion of water lot fronting Clementine Outstation, Electoral Area A – Indian Arm

Legend:

- Vancouver Fraser Port Authority jurisdiction
- Outside of Vancouver Fraser Port Authority jurisdiction
- Proposed land use plan amendment site





 PORT of Vancouver | Vancouver Fraser Port Authority



Site area:  
0.92 ha / 2.27 ac

Current use:  
Navigation channel

Current port authority land use designation:  
Port water

Proposed land use plan designation:  
Commercial

Anticipated future use:  
Marina expansion





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### Proposed land use plan amendment

Water lot fronting 1950 Brigantine Drive, Coquitlam

Legend:

- Vancouver Fraser Port Authority jurisdiction
- Outside of Vancouver Fraser Port Authority jurisdiction
- Proposed land use plan amendment site





 PORT of Vancouver | Vancouver Fraser Port Authority



Site area:  
14.75 ha / 36.46 ac

Current use:  
Log storage and barge moorage

Current port authority land use designation:  
Log storage and barge moorage

Proposed land use plan designation:  
Industrial

Anticipated future use:  
Loading/unloading barges and storage of construction materials and equipment





 PORT of Vancouver | Vancouver Fraser Port Authority



### How do I participate?

Visit [www.portvancouver.com/LandUsePlanAmendments](http://www.portvancouver.com/LandUsePlanAmendments) to:

- Read the proposed land use plan amendments
- Complete the online questionnaire
- Read our land use plan
- Subscribe to our email updates

For more information:  
Email [LandUse.Plan@portvancouver.com](mailto:LandUse.Plan@portvancouver.com)



To ensure your comments are considered, please submit your feedback by Saturday, July 1, 2023.

 PORT of Vancouver | Vancouver Fraser Port Authority





**Thank you**

Vancouver Fraser Port Authority  
Land use plan amendment  
Open house

 PORT of Vancouver | Vancouver Fraser Port Authority



## 10.4. Online questionnaire

The screenshot shows the welcome page of an online questionnaire. At the top, there are two logos: "PORT of Vancouver" and "Vancouver Fraser Port Authority" on the left, and "PORT de Vancouver" and "Administration portuaire Vancouver-Fraser" on the right. A language selection button "English" is also present. Below the logos, a "Welcome!" message is displayed. The text explains that between May 1 and July 1, 2023, the public is invited to review proposed land use plan amendments and share feedback. It mentions the availability of supporting documents and a consultation summary report. A note indicates that feedback submitted by July 1, 2023, will be considered. A "Next" button is located at the bottom right of the page.

Welcome!

Between **May 1 and July 1, 2023**, the Vancouver Fraser Port Authority is inviting the public to review the proposed land use plan amendments and share feedback on each of the four sites. Please review this website and the backgrounder, available in the **supporting documents section**, then complete the online questionnaire.

To ensure your feedback is considered, please submit your comments by **July 1, 2023**. Feedback received during the consultation period will be considered as part of the land use plan amendment process. Once consultation is complete, the project team will provide a consultation summary report to show how feedback was considered, which will be available [here](#).

Please click on the **Next** button below to continue to the online questionnaire.

**Next** →

The screenshot shows a survey section titled "Please tell us about yourself". The first question asks "Which community do you live in?\*" with five options: Coquitlam, North Vancouver, Surrey, Vancouver, and Other (please specify). The "Other" option has a text input field below it. The second question asks "Did you attend an information session?" with two options: Yes (I attended the digital information session or an in-person open house) and No (I didn't attend an open house (digital or in-person)). At the bottom, there are "Previous" and "Next" navigation buttons.

Please tell us about yourself

Which community do you live in?\*

Coquitlam  
 North Vancouver  
 Surrey  
 Vancouver  
 Other (please specify)

Did you attend an information session?

Yes: I attended the digital information session or an in-person open house  
 No: I didn't attend an open house (digital or in-person)

← Previous

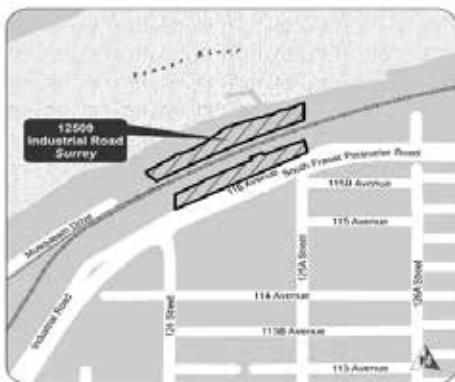
Next →

## 10.4. Online questionnaire, continued

### 1) Please provide your feedback on the following proposed amendment

#### 12509 Industrial Road, Surrey

Proposed designation "Industrial" (former municipal designation "Industrial").



Comments/feedback regarding this site:

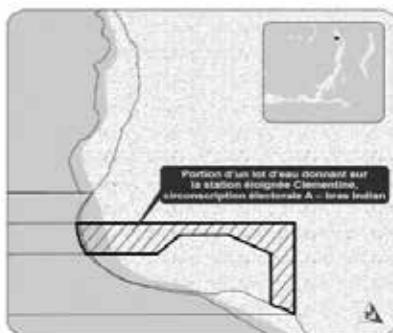
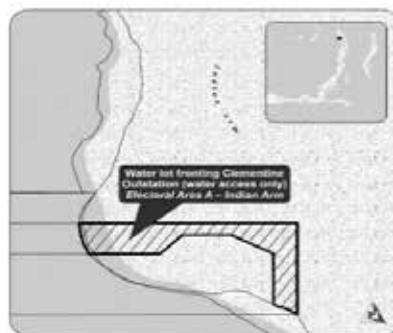
[← Previous](#)

[Next →](#)

### 2) Please provide your feedback on the following proposed amendment

#### Portion of water lot fronting Clementine Outstation, Electoral Area A – Indian Arm

Proposed re-designation from "Por water" to "Commercial".



Comments/feedback regarding this site:

[← Previous](#)

[Next →](#)

## 10.4. Online questionnaire, continued

### 3) Please provide your feedback on the following proposed amendment

#### Water lot fronting 1950 Brigantine Drive, Coquitlam

Proposed re-designation from "Log storage and targe moorage" to "Industrial".



Comments/feedback regarding this site:

[Previous](#)

[Next](#)

### 4) Additional comments

Please provide any additional comments you may have about the proposed land use plan amendments.

[Previous](#)

[Next](#)

### Thank You!

Thank you for taking the time to complete this online questionnaire.

#### How to stay involved

Get notified on upcoming engagements and the latest project related news.

[Sign up for notifications](#)

Learn more about the project and discover other opportunities to have your say.

[Visit project hub](#)

## 10.5. Hard copy questionnaire



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Vancouver Fraser  
Port Authority

# Feedback form

## Land use plan amendment

Thank you for taking the time to provide your feedback on the proposed land use plan amendments. For more information, to complete this form online, or to review all the proposed sites included in the amendment across the Lower Mainland, please visit [portvancouver.com/LandUsePlanAmendments](http://portvancouver.com/LandUsePlanAmendments).

### Please tell us about yourself

**Which community do you live in? Please check only one.**

- Coquitlam
- North Vancouver
- Surrey
- Vancouver
- Other Lower Mainland \_\_\_\_\_
- Other \_\_\_\_\_

**Did you attend an open house or the online information session? Please check all that apply.**

- Online information session: Wednesday, May 3, 2023 (online via Zoom)
- Open house 1: Wednesday, May 10, 2023 (Vancouver Fraser Port Authority Discovery Centre, Vancouver)
- Open house 2: Saturday, May 13, 2023 (Surrey City Centre Library, Surrey)
- I did not attend an open house

## 10.5. Hard copy questionnaire, continued



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Vancouver Fraser  
Port Authority

## Feedback form

### Proposed land use plan amendments

Amendment type	Newly acquired land	Port authority re-designated lands	
Municipality and site	Surrey	Electoral Area A	Coquitlam
Site location	12509 Industrial Road	Portion of water lot fronting Clementine Outstation, Electoral Area A – Indian Arm	Water lot fronting 1950 Brigantine Drive
Site area	2.99 ha / 7.41 ac	0.92 ha / 2.27 ac	14.75 ha / 36.46 ac
Current use	Vacant	Navigation channel	Log storage and barge moorage
Anticipated future use	To be determined	Marina expansion	Loading/unloading barges and storage of construction materials and equipment
Former municipal zoning	IH – High Impact Industrial	N/A	N/A
Former municipal land use designation	Industrial	N/A (port authority – Port water)	N/A (port authority – Log storage and barge moorage)
Proposed land use plan designation	Industrial	Commercial	Industrial
Date of acquisition/tenure agreement	May 4, 2022	N/A	N/A

## 10.5. Hard copy questionnaire, continued



Vancouver Fraser  
Port Authority

Please provide your feedback on the sites included in the proposed amendment below.

**12509 Industrial Road, Surrey, B.C.  
Proposed designation “Industrial” (former municipal  
designation “Industrial”)**

Comments/feedback regarding this site:

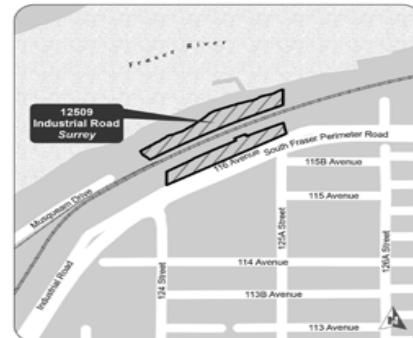
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## Feedback form



**Portion of water lot fronting Clementine Outstation,  
Electoral Area A – Indian Arm  
Proposed re-designation from “Port water” to  
“Commercial”**

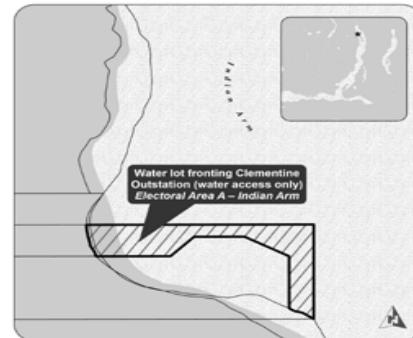
Comments/feedback regarding this site:

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**Water lot fronting 1950 Brigantine Drive, Coquitlam B.C.  
Proposed re-designation from “Log storage and barge  
moorage” to “Industrial”**

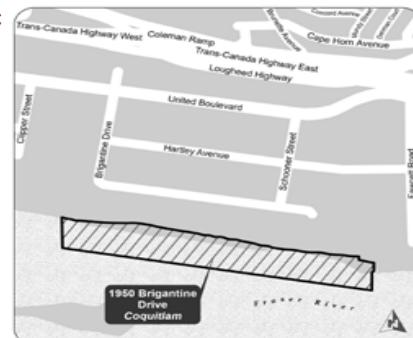
Comments/feedback regarding this site:

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## **10.5. Hard copy questionnaire, continued**



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Vancouver Fraser  
Port Authority

# Feedback form

## **Additional comments**

Please provide any additional comments you may have about the proposed land use plan amendments.

Land use plan amendment | Page 4

Canadä

## 10.5. Hard copy questionnaire, continued



Vancouver Fraser  
Port Authority

## Feedback form

### Receive land use plan updates

To subscribe to our mailing list and receive updates about the land use plan, please provide us with your contact information below, and consent to email correspondence from the Vancouver Fraser Port Authority.

Full name: \_\_\_\_\_ Postal code: \_\_\_\_\_

Email: \_\_\_\_\_

By checking here I consent to receive email correspondence from the Vancouver Fraser Port Authority relating to projects, events and other initiatives.

### To submit your feedback form

**Online:** [portvancouver.com/LandUsePlanAmendments](http://portvancouver.com/LandUsePlanAmendments)

**In person:** At the open houses

**By email:** [LandUse.Plan@portvancouver.com](mailto:LandUse.Plan@portvancouver.com)

**By mail:** Vancouver Fraser Port Authority  
Planning and Development  
100 The Pointe 999 Canada Place  
Vancouver, BC V6C 3T4



To ensure your comments are considered, please submit your feedback by **Saturday, July 1, 2023**.

## **11. French consultation materials**

- 11.1 French engagement website, pages 66 to 69
- 11.2 Land use plan amendment backgrounder, pages 70 to 74
- 11.3 Open house display boards, pages 75 to 78
- 11.4 Online questionnaire, pages 79 to 81
- 11.5 Hard copy questionnaire, pages 82 to 86

## 11.1. French engagement website ([portvancouver.com/LandUsePlanAmendments](http://portvancouver.com/LandUsePlanAmendments))

The screenshot shows the homepage of the French engagement website for the 2023 Land Use Plan Amendment. At the top, there are three logos: 'PORT of vancouver' (English), 'Vancouver Fraser Port Authority' (English), 'PORT de vancouver' (French), and 'Administration portuaire Vancouver-Fraser' (French). A large aerial photograph of a industrial port area is displayed above the main content area.

### Modification du plan d'utilisation des terres 2023

À cours de la dernière année, l'Administration portuaire a acquis un site à Surrey. Nous sommes tenus par la Loi maritime du Canada d'inclure et de déclarer cette terre dans notre plan d'utilisation des terres par voie d'une modification et d'appliquer une désignation appropriée d'utilisation des terres de l'Administration portuaire qui est conforme à l'utilisation future prévue de ce site.

L'Administration portuaire propose également de modifier deux sites d'Administration portuaire existants à Coquitlam et dans la zone électorale A afin de mieux refléter les utilisations et activités futures prévues dans ces deux zones.

Le processus de modification est différent dans la Loi maritime du Canada et nécessite un avis public et une consultation.

- À propos du plan d'aménagement du territoire de l'Administration portuaire de Vancouver Fraser
- Participez - détails de la période de consultation
- Détails des sites et modifications proposées
- Définition des désignations du plan d'aménagement du territoire
- Moyens de participer

**CALENDRIER**

- Period de consultation : 1 mai au 1er juillet 2023
- Recommandation au conseil d'administration de l'autorité portuaire : 3 octobre 2023
- Décision du conseil d'administration sur les modifications proposées : 23 octobre 2023
- Avis de décision : 23 octobre 2023

**RENDEZ-VOUS IMPORTANTS**

1 mai 2023  
Début de la période de consultation

1 juillet 2023  
Fin de la période de consultation

**DOCUMENTS JUSTIFICATIFS**

- [Background](#)
- [Jurisdiction Overview](#)
- [Cadastral Boundaries](#)
- [Document Désignation Public](#)
- [Avertissement Des Limites De La Juridiction](#)
- [Télécharger Détachez](#)

**OUVERT**

#### Modifications annuelles du plan d'aménagement du territoire (2023)

Se ferme le 1er juillet 2023 à 23:59

Calendrier pour suivre les dernières informations sur les modifications proposées à notre plan d'utilisation des terres pour les sites situés dans le Louie MacLean. Renseignez-vous sur les modifications proposées et les activités de consultation.

**Participez maintenant** Durée approximative 30 minutes

**Rester informé**

Recevez des messages sur les engagements à venir et les dernières nouvelles du projet connexes.

**Inscrivez-vous pour les notifications**

## 11.1. French engagement website: Drop down information

### ▼ A propos du plan d'aménagement du territoire de l'Administration portuaire de Vancouver Fraser

Situé sur la côte sud-ouest de la Colombie-Britannique, le Port de Vancouver s'étend de Roberts Bank et du fleuve Fraser jusqu'à Burrard Inlet, inclusivement. Géographiquement, l'Administration portuaire Vancouver-Fraser gère plus de 16 000 hectares d'eau, plus de 1 500 hectares de terres, et des centaines kilomètres de rivage qui jouxtent 16 municipalités, et recourent les territoires traditionnels et les territoires cédés en vertu d'un traité revendiqués et établis de plusieurs Premières Nations Salish du littoral. Notre mandat, tel qu'énoncé dans la [Loi maritime du Canada](#), est de permettre au commerce canadien par le port de Vancouver, tout en protégeant l'environnement et en tenant compte des communautés locales. En décembre 2020, le conseil d'Administration de l'Administration portuaire a adopté un [plan d'utilisation des terres] mis à jour (<https://www.portvancouver.com/wp-content/uploads/2021/01/500 POV-Plan-d-utilisation-des-sols s4.pdf>), qui fournit un cadre pour le développement et l'utilisation des terres et des eaux portuaires pour les 15 à 20 prochaines années.

De temps à autre, nous acquérons des terrains pour nous assurer que les futures activités liées au port pourront être accueillies, en nous concentrant sur des sites offrant un accès facile aux canaux de navigation, aux routes de camionnage ou aux corridors ferroviaires, et à proximité des installations portuaires existantes. Les acquisitions stratégiques de terrains sont l'une des façons dont nous répondons à la pénurie croissante de terrains industriels propices au commerce, en veillant à ce que le port de Vancouver soit prêt à gérer la croissance du commerce et en respectant notre engagement à assurer la prospérité économique par le biais du commerce.

### Participation details April 17 to May 15, 2023

#### ▼ Participez - détails de la période de consultation

La période de consultation publique s'étendra du **1er mai au 1er juillet 2023**. Il existe de nombreuses façons de participer et de donner votre avis.

- Examinez les documents et remplissez notre formulaire de commentaires en ligne
- Assitez à une séance d'information virtuelle
- Envoyez-nous un courriel avec vos pensées

#### Séance d'information virtuelle

Date : Mercredi 24 mai 2023

Heure : 16 h 30 to 19 h 30

Emplacement : Zoom

Inscription obligatoire : L'inscription est obligatoire. Veuillez vous inscrire d'ici le **14 Mai 2023** :

[https://portvancouver.zoom.us/webinar/register/WN\\_37Em1mNQ3GH7nT1KtCw](https://portvancouver.zoom.us/webinar/register/WN_37Em1mNQ3GH7nT1KtCw)

Tous les documents de consultation sont disponibles dans la section **Documents de support** de ce site Web.

Pour les informations les plus récentes, veuillez visiter le [site Web] de l'Administration portuaire (<https://www.portvancouver.com/land-use-planning>).

### Participation details May 15 to July 1, 2023

#### ▼ Participez - détails de la période de consultation

La période de consultation publique s'étendra du **1er mai au 1er juillet 2023**. Il existe de nombreuses façons de participer et de donner votre avis.

- Examinez les documents et remplissez notre formulaire de commentaires en ligne
- Envoyez-nous un courriel avec vos pensées

Tous les documents de consultation sont disponibles dans la section **Documents de support** de ce site Web.

Pour les informations les plus récentes, veuillez visiter le [site Web] de l'Administration portuaire (<https://www.portvancouver.com/land-use-planning>).

## 11.1. French engagement website: Drop down information, continued

▼ Détails des sites et modifications proposées			
Commune et site	Surrey - Terrain nouvellement acquis	Zone électorale A - L'Administration portuaire redésigne les terres	Coquitlam - Terrain redésigné par l'Administration portuaire
Emplacement du site	12509 Industriel Road	Portion d'un lot d'eau donnant sur la station éloignée Clementine, circonscription électorale A - bras Indian	Front de mer donnant sur 1950 Brigantine Drive
Zone du site	2,99 ha / 7,41 acres	0,92 ha / 2,27 acres	14,75 ha / 36,46 acres
Utilisation actuelle	Libre	Canal de navigation	Stockage de billes de bois et amarrage de barge
Utilisation future prévue	À déterminer	Agrandissement de la marina	Chargement/déchargement de barge et stockage de matériaux et équipements de construction
Ancien zonage municipal	IH - Industriel à fort impact	N/A	N/A
Ancienne désignation municipale d'utilisation du sol	Industriel	N/A (Administration portuaire - Eaux portuaires)	N/A (Administration portuaire - Stockage de billes de bois et amarrage de barge)
Désignation du plan d'aménagement proposé	Industriel	Commerciale	Industriel
Date de l'accord d'acquisition/d'occupation	4 mai 2022	N/A	N/A

Ce tableau est également disponible à la page 2 du [document d'information](#).

Cliquez [ici](#) pour visualiser une version agrandie de la carte d'ensemble des sites.

## 11.1. French engagement website: Drop down information, continued

### ▼ Définitions des désignations du plan d'aménagement du territoire

\*« **Commercial** » : principalement destiné aux activités commerciales liées aux services de soutien portuaire ou maritime, aux entreprises liées au tourisme, au transport de passagers, à la manutention et à l'entreposage de marchandises. Les principales utilisations peuvent inclure les marinas, les terminaux d'hydravions, les entrepôts et les entreprises liées au tourisme. Les utilisations auxiliaires peuvent inclure des bureaux, des zones de stockage, des installations de gardiennage et d'autres utilisations nécessaires pour soutenir l'utilisation principale.

\*« **Industriel** » : principalement destiné aux activités industrielles légères à lourdes à l'appui des opérations portuaires et des services de soutien maritime, y compris l'expédition de marchandises, le transport, la manutention et, dans certains cas, la fabrication. Les utilisations principales peuvent inclure les chantiers intermodaux, entrepôts, installations de stockage de conteneurs, installations de transbordement, réparations de navires et activités d'amarrage de barges. Les utilisations auxiliaires peuvent inclure des bureaux, des zones de stockage, des installations de gardiennage et d'autres utilisations nécessaires pour soutenir l'utilisation principale.

\*« **Stockage de billes de bois et amarrage de barges** » : principalement destiné au stockage de billes de bois, à l'amarrage de barges et aux activités associées.

\*« **Eaux portuaires** » : principalement désignées pour le transport maritime, la navigation, l'amarrage et au mouillage en eaux libres et dans les zones intertidales adjacentes aux terres portuaires et non portuaires.

### ▼ Moyens de participer

Entre le **1er mai et le 1er Juillet 2023**, vous êtes invité à partager votre contribution via les méthodes suivantes :

- Questionnaire en ligne
- Séance d'information virtuelle (voir la présentation sera liée ici après l'événement)
- Portes ouvertes en personne
- Courriel : [LandUse.Plan@portvancouver.com](mailto:LandUse.Plan@portvancouver.com)

### Séance d'information virtuelle sur la modification du plan d'utilisation des terres

Un enregistrement de la séance d'information virtuelle sera affiché ici après l'événement.

## 11.2. Land use plan amendment backgrounder



PORT of  
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Port Authority



### Document d'information public

#### Modification du plan d'utilisation des terres 2023

##### **Qu'est-ce qu'un plan d'utilisation des terres?**

Toutes les administrations portuaires du Canada sont tenues de disposer d'un [plan d'utilisation des terres](#), qui est un document stratégique de haut niveau et un cadre destiné à orienter le développement des terres et des eaux gérées par l'administration portuaire pour les 15 à 20 prochaines années. Il ressemble au plan communautaire officiel d'une municipalité et identifie les types d'utilisation qui sont appropriés dans les différentes régions qui relèvent de la compétence de l'administration portuaire. Le conseil d'administration de l'Administration portuaire Vancouver-Fraser a adopté le plus récent [plan d'utilisation des terres](#) en décembre 2020.

##### **Que comprend le plan d'utilisation des terres?**

Le plan d'utilisation des terres comprend des objectifs, des politiques et des désignations d'utilisation des terres pour guider la planification de toutes les régions relevant de notre compétence. Il définit les choses de façon plus précise aux peuples autochtones, aux parties prenantes, aux résidents voisins et aux communautés relativement aux activités et aux utilisations portuaires qui peuvent survenir sur les terres et les eaux fédérales gérées par l'administration portuaire. Notre plan d'utilisation des terres comprend huit désignations différentes qui portent autant sur les utilisations terrestres que maritimes.

##### **Pourquoi modifier le plan d'utilisation des terres?**

De temps à autre, l'administration portuaire achète de nouveaux terrains, conclut un contrat de location à long terme avec un propriétaire foncier, redesigne des propriétés existantes de l'administration portuaire ou cède des propriétés existantes de l'administration portuaire. Ces achats, contrats de location, changements de désignation et cessions nécessitent la modification de notre plan d'utilisation des terres, ce qui entraîne une période de consultation publique et l'approbation du conseil d'administration de l'administration portuaire. Pour de telles modifications, la [Loi maritime du Canada](#) définit les exigences procédurales en matière d'avis public, de consultation et d'adoption par notre conseil d'administration.

Au cours de la dernière année, nous avons fait l'acquisition d'un site à Surrey. La [Loi maritime du Canada](#) exige que nous ajoutions ces terrains à notre plan d'utilisation des terres au moyen d'une modification et que nous lui attribuons une désignation d'utilisation des terres de l'administration portuaire. Nous proposons également de redesigner deux sites de l'administration portuaire dans la circonscription électorale A et à Coquitlam afin de mieux refléter les utilisations et les activités futures prévues.

##### **Pourquoi l'administration portuaire a-t-elle acquis ce territoire?**

À mesure que la croissance des échanges commerciaux se poursuit, nous faisons l'acquisition de terrains pour soutenir les futures activités portuaires. Nous privilégions les sites qui bénéficient d'un accès facile aux voies de navigation, aux itinéraires routiers ou aux corridors ferroviaires, et qui se

## 11.2. Land use plan amendment backgrounder, continued

Administration portuaire Vancouver-Fraser  
Document d'information public | Modification du plan d'utilisation des terres 2023

trouvent à proximité des administrations portuaires existantes. L'acquisition stratégique de terrains est un des moyens de veiller à ce que le port de Vancouver soit prêt à faire face à la croissance du commerce.

### Pourquoi redésigner des sites existants de l'administration portuaire?

Nous modifions la désignation de ces sites pour mieux refléter les utilisations et les activités futures prévues dans ces deux régions et pour nous assurer que ces utilisations et activités futures sont conformes à la désignation appropriée figurant dans notre plan d'utilisation des terres.

### À quoi servent présentement ces sites?

Le site nouvellement acquis à Surrey est actuellement vacant.

La portion d'un lot d'eau qui donne sur la station éloignée Clementine, dans la circonscription électorale A, n'est accessible que par l'eau et est actuellement utilisée à des fins de navigation.

Le site de Coquitlam, qui fait l'objet d'une nouvelle désignation, est actuellement utilisé pour l'entreposage de grumes et l'amarrage de barge.

### Quels sont les sites et les modification proposés?

Type de modification			
Municipalité et site	Terrain nouvellement acquis	Terrains redésignés par l'administration portuaire	
Circonscription électorale A	Coquitlam		
Emplacement du site	12509 Industrial Road	Portion d'un lot d'eau donnant sur la station éloignée Clementine, circonscription électorale A – bras Indian	Lot d'eau donnant sur 1950 Brigantine Drive
Superficie du site	2,99 ha / 7,41 ac	0,92 ha / 2,27 ac	14,75 ha / 36,46 ac
Utilisation actuelle	Vacant	Canal de navigation	Stockage de grumes et amarrage de barge
Utilisation future prévue	À déterminer	Agrandissement de la marina	Chargement/déchargement de barge et stockage de matériaux et d'équipements de construction
Ancien zonage municipal	IH – Industriel à fort impact	S. O.	S. O.

## 11.2. Land use plan amendment backgrounder, continued

Administration portuaire Vancouver-Fraser  
Document d'information public | Modification du plan d'utilisation des terres 2023

<b>Ancienne désignation municipale d'utilisation des terres</b>	Industriel	S. O. (Administration autorité portuaire – Eaux portuaires)	S. O. (Administration autorité portuaire – Stockage de grumes billes de bois et amarrage de barge)
<b>Désignation du plan d'aménagement proposé</b>	Industriel	Commerciale	Industriel
<b>Date de l'accord d'acquisition/ d'occupation</b>	4 mai 2022	S. O.	S. O.

### Quelles sont les désignations proposées pour ces sites?

Il a été proposé de désigner le site acquis à Surrey comme « industriel ».

Il a été proposé de redésigner le site de la circonscription électorale A de « eaux portuaires » à « commerciale ».

Il a été proposé de redésigner le site de Coquitlam de « stockage de grumes et amarrage de barge » à « industriel ».

La désignation « **commerciale** », telle que définie dans notre plan d'utilisation des terres, est destinée aux activités commerciales liées aux services de soutien portuaire ou maritime, aux entreprises liées au tourisme, au transport de passagers, ainsi qu'à la manutention et au stockage de marchandises. Les utilisations principales peuvent être des marinas, des terminaux d'hydravions, des entrepôts et des entreprises liées au tourisme. Les utilisations accessoires peuvent comprendre des bureaux, des aires de stockage, des locaux de gardiens et d'autres utilisations nécessaires pour soutenir l'utilisation principale.

La désignation « **industriel** », telle que définie dans notre plan d'utilisation des terres, est destinée aux activités industrielles légères à lourdes qui soutiennent les opérations portuaires et les services de soutien maritime, y compris l'expédition de marchandises, le transport, la manutention et, dans certains cas, la fabrication. Les utilisations principales peuvent être des chantiers intermodaux, des entrepôts, des installations de stockage de conteneurs, des installations de transbordement, des activités de réparation navale et d'amarrage de barge. Les utilisations accessoires peuvent comprendre des bureaux, des aires de stockage, des locaux de gardiens et d'autres utilisations nécessaires pour soutenir l'utilisation principale.

La désignation « **stockage de grumes et amarrage de barge** », telle que définie dans notre plan d'utilisation des terres, est destinée au stockage de grumes, à l'amarrage de barge et aux activités connexes.

La désignation « **eaux portuaires** », telle que définie dans notre plan d'utilisation des terres, est principalement désignée pour l'expédition, la navigation, l'amarrage et l'ancre dans les zones en eau libre et les zones côtières adjacentes aux terrains portuaires et non portuaires.

### Comment les sites seront-ils utilisés à l'avenir?

Le site nouvellement acquis devrait être utilisé pour le développement industriel favorisant le commerce et l'infrastructure d'appui. Toute proposition de développement futur serait assujettie au [processus](#)

## 11.2. Land use plan amendment backgrounder, continued

Administration portuaire Vancouver-Fraser  
Document d'information public | Modification du plan d'utilisation des terres 2023

d'examen des projets et de l'environnement de l'administration portuaire et devra se conformer aux utilisations autorisées en vertu du plan d'utilisation des terres.

Les sites redésignés devraient être utilisés pour l'agrandissement d'une marina dans la circonscription électorale A et pour le dépôt de matériaux de construction et d'équipements, ainsi que pour le chargement et le déchargement de barges pour appuyer les activités des locataires sur les sites adjacents de Coquitlam.

### Comment le public est-il avisé?

La procédure pour modifier le plan d'utilisation des terres et désigner les terrains est décrite dans la Loi maritime du Canada, article 48. Cet article de la loi comprend également des exigences en matière de consultation publique. L'administration portuaire est tenue de publier des annonces dans les journaux et d'organiser une réunion publique au moins 60 jours avant d'adopter le plan ou d'y apporter des modifications substantielles.

L'administration portuaire achètera de la publicité dans les journaux locaux et sur les médias sociaux, informera les voisins des aires environnantes de la possibilité d'apporter leur contribution au moyen de Maildrop, enverra des notifications aux municipalités et aux parties prenantes, et organisera deux séances d'information publique en personne et une séance d'information publique en ligne.

### Comment les populations autochtones sont-elles mobilisées?

L'administration portuaire impliquera les populations autochtones dans les changements proposés pour la désignation de l'utilisation des terrains. Tous les projets proposés à l'avenir feront l'objet d'un examen du projet et de l'environnement, dans le cadre duquel les populations autochtones seront consultées. La période de mobilisation avec les populations autochtones se déroulera en même temps que la consultation avec les parties prenantes et les activités de mobilisation du public et donnera lieu à un délai de 60 jours pour la formulation de commentaires, comme le prévoit la Loi maritime du Canada.

### Comment puis-je participer?

La période de commentaires publics aura lieu du **1er mai au 1er juillet 2023**. Nous vous encourageons à vous renseigner sur les modifications proposées sur notre site Web à l'adresse [portvancouver.com/LandUsePlanAmendments](http://portvancouver.com/LandUsePlanAmendments).

Vous pouvez donner votre avis en participant à notre séance d'information numérique, en remplissant le questionnaire en ligne ou en envoyant un courriel à l'adresse [LandUse.Plan@portvancouver.com](mailto:LandUse.Plan@portvancouver.com).

	Séance d'information virtuelle
Date :	Mercredi 24 mai 2023
Heure :	De 18 h 30 à 19 h 30
Emplacement	Zoom
Inscription obligatoire :	L'inscription est obligatoire. Veuillez vous inscrire avant le <b>13 mai 2023</b> : <a href="https://portvancouver.zoom.us/webinar/register/WN_37Emc1mNQ3GHZrcT1KT-Ow">https://portvancouver.zoom.us/webinar/register/WN_37Emc1mNQ3GHZrcT1KT-Ow</a>

## 11.2. Land use plan amendment backgrounder, continued

Administration portuaire Vancouver-Fraser  
Document d'information public | Modification du plan d'utilisation des terres 2023

Toutes les modifications proposées sont disponibles pour examen et commentaires en ligne à l'adresse [portvancouver.com/LandUsePlanAmendments](http://portvancouver.com/LandUsePlanAmendments).

### **Que ferez-vous de la rétroaction et comment les résultats seront-ils communiqués?**

Nous compilerons tous les commentaires et les principaux thèmes dans un résumé de l'engagement et un rapport d'examen, qui seront publiés sur le site [portvancouver.com/LandUsePlanAmendments](http://portvancouver.com/LandUsePlanAmendments). et sur notre site web après la clôture de la période de consultation.

Le résumé de consultation et le rapport d'examen décriront la manière dont nous avons répondu aux commentaires reçus. Le rapport sera également transmis au conseil d'administration de l'administration portuaire aux fins d'examen afin d'éclairer sa décision sur les modifications proposées.

### **De quelle façon la décision du conseil d'administration sera-t-elle communiquée?**

Si le conseil d'administration de l'administration portuaire approuve les modifications proposées, l'avis de décision sera diffusé par l'intermédiaire d'annonces dans les journaux locaux et sur le site web de l'administration portuaire. [portvancouver.com/LandUsePlanAmendments](http://portvancouver.com/LandUsePlanAmendments). L'avis de décision et les cartes modifiées du plan d'utilisation des terres seront également publiés sur notre site web. [portvancouver.com/land/land-use-planning/](http://portvancouver.com/land/land-use-planning/).

## 11.3. Open house boards



**Bienvenue**  
Vancouver-Fraser  
Administration portuaire  
Modification du plan d'utilisation des terres  
Journée portes ouvertes 2023

PORT de Vancouver | Administration portuaire Vancouver-Fraser

Canada

### Reconnaissance du terrain

Les Premières Nations Salish du littoral vivent sur la côte sud de la Colombie-Britannique depuis des milliers d'années. Elles ont prospéré grâce à des systèmes complexes d'échange et de commerce bien avant l'arrivée des pionniers qui considéraient cette région comme un endroit idéal pour le commerce.

L'Administration portuaire Vancouver-Fraser reconnaît que les modifications proposées du plan d'utilisation des terres et les journées portes ouvertes qui permettent d'en discuter sont situés sur les territoires d'un certain nombre de Nations Salish du littoral, et nous tenons à remercier ces Nations.

L'administration portuaire reconnaît également que son bureau de la Place du Canada se trouve sur le territoire traditionnel des Nations xʷməθkʷəy̓em (Musqueam), Skwxwú7mesh (Squamish), et səl̓ílwat̑at (Tsleil-Waututh), et que son bureau communautaire de Delta se trouve sur le territoire traditionnel des Nations xʷməθkʷəy̓em (Musqueam), q̓ayc̓ay (Katzie), q̓ə:ñə ah (Kwanten), Semiahmoo, et sc̓əwaəñən məsteyəxʷ (Tsawwassen).



PORT de Vancouver | Administration portuaire Vancouver-Fraser

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### Administration portuaire Vancouver-Fraser

Notre mandat consiste à faciliter les objectifs commerciaux du Canada, à assurer le transport sécuritaire des marchandises tout en protégeant l'environnement et en tenant compte des communautés locales.

Comme toutes les administrations portuaires canadiennes, l'Administration portuaire Vancouver-Fraser a été créée par le gouvernement du Canada en vertu de la *Loi maritime du Canada* et elle relève du ministre fédéral des Transports. Nous sommes responsables de la gestion des terrains et des eaux portuaires fédérales dans le port de Vancouver.

Dans le cadre du mandat qui nous est confié en vertu de la *Loi maritime du Canada*, nous exécutons diverses fonctions :

 Sûreté et sécurité	 Gestion immobilière	 Transport	 Communication, engagement et collaboration
 Services à la clientèle	 Exams environnementaux permis	 Planification	 Développement des infrastructures

PORT de Vancouver | Administration portuaire Vancouver-Fraser

Canada

### Notre compétence

L'administration portuaire Vancouver-Fraser gère plus de :

- 16,000** hectares d'eau
- 1,500** hectares de terres
- environ **350** kilomètres de rivage dans le port de Vancouver

Nous sommes situés en bordure de :



**16** municipalités qui recourent les territoires traditionnels et les territoires cédés revendiqués en vertu d'un traité de plusieurs Premières Nations Salish du littoral.

Nous accueillons notamment :

- 29** terminaux maritimes importants
- 3** chemins de fer de classe 1

Une gamme complète d'installations et de services pour le monde maritime international

### Notre compétence



PORT de Vancouver | Administration portuaire Vancouver-Fraser

Canada

### Quel est l'objectif du plan d'utilisation des terres?

- Communiquer nos orientations politiques à long terme en matière d'aménagement du territoire
- Orienter l'utilisation des terres et les occasions de croissance future
- Aider nos locataires et nos clients à identifier les aires pour s'établir ou agrandir
- Faciliter la coordination de l'utilisation du territoire et de la planification des transports
- Assurer une plus grande transparence aux communautés voisines à propos des activités qui ont lieu sur les terres et les eaux de l'administration portuaire et de la façon dont les intérêts de la communauté seront pris en compte
- Renseigner les Nations autochtones de façon transparente concernant l'utilisation des terres et les activités sur les terres et les eaux des administrations portuaires adjacentes à leurs réserves et à l'intérieur de leurs territoires traditionnels revendiqués et de leurs terres cédées par un traité
- Démontrer notre capacité à répondre à la croissance d'une manière responsable sur le plan social, écologique et économique



PORT de Vancouver | Administration portuaire Vancouver-Fraser

Canada

## 11.3. Open house boards, continued

### Désignations de terres et d'eaux

Le plan d'utilisation des terres comprend huit désignations différentes de terres et d'eaux qui guident le développement et la gestion des aires situées à l'intérieur des terres et des eaux portuaires, et explique leur développement à long terme de façon transparente.

**Terminaux portuaires**

Les secteurs de terminaux portuaires décrivent principalement les terrains en eau profonde et les cours d'eau fluviaux qui traitent une multitude de marchandises, y compris les automobiles, les marchandises diverses, le vrac solide, le vrac liquide et les contenants ainsi que les passagers des voitures de croisière. Cela comprend les utilisations secondaires telles que les entrepôts et les zones d'entreposage, le transport maritime, le transport des marchandises et des passagers, la manutention des marchandises, entre autres. Les utilisations secondaires comprennent les bureaux, les zones d'entreposage, les installations des jardins et les autres utilisations nécessaires à l'appui des utilisations principales.

**Secteurs industriels**

Les secteurs industriels décrivent principalement les activités industrielles légères à hauteur qui appuient les opérations portuaires et les services de soutien maritime, y compris l'expédition et le transport maritime, les installations de stockage et les usines dans certains cas la fabrication. Les utilisations principales peuvent comprendre les rails de triage intermodal, les entrepôts, les installations d'entreposage des conteneurs, les installations de transbordement, et les activités d'entreposage et de manutention. Les utilisations secondaires comprennent les bureaux, les zones d'entreposage, les installations des jardins et les autres utilisations nécessaires à l'appui des utilisations principales.

**Secteurs commerciaux**

Les secteurs commerciaux décrivent principalement les activités commerciales liées aux services de soutien maritime ou au portuaire, aux activités liées au tourisme et aux activités de construction maritime ou de manutention et l'entreposage des marchandises. Les utilisations principales peuvent comprendre les ports de plaisance, les terminaux pour les passagers, les entrepôts et les zones d'entreposage liées au tourisme. Les utilisations secondaires comprennent les bureaux, les zones d'entreposage, les installations des jardins et les autres utilisations nécessaires à l'appui des utilisations principales.

**Entreposage des billes et mouillage des barges storage and barge moorage**

Les secteurs d'entreposage des billes et mouillage des barges sont principalement utilisés pour l'entreposage des billes, le mouillage des barges et les activités connexes.

**Secteurs récréatifs**

Les secteurs récréatifs décrivent principalement les utilisations récréatives par le public, comme les parcs et les plateformes d'observation.

### Désignations de terres et d'eaux

**Conservation**

Les secteurs de conservation décrivent principalement les activités de conservation, d'amélioration, de restauration des habitats, de compensation de l'habitat et les activités de création d'une banque d'habitats pour les espèces animales. Ces secteurs peuvent être accessibles au public. Ces secteurs sont généralement protégés des utilisations.

**Eaux portuaires**

Les secteurs des eaux portuaires sont principalement désignés pour les activités de transport maritime, de navigation et de mouillage dans les eaux libres et les zones intertidales adjacentes aux terrains du port et aux terrains n'appartenant pas au port.

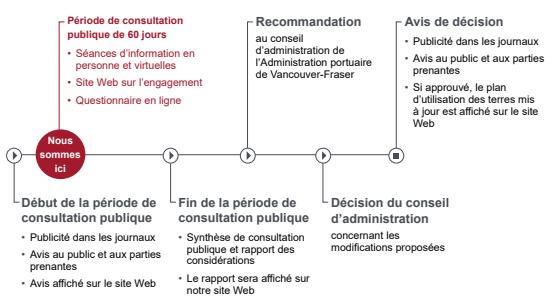
**Zones d'étude particulières**

Les zones d'étude particulières correspondent à des secteurs pour lesquels des études et des activités de consultation et de planification supplémentaires doivent être menées afin de déterminer leur utilisation future qui donnera lieu à une modification du plan d'utilisation des sols. Jusqu'à ce qu'une analyse ultérieure soit réalisée, les utilisations actuelles demeurent inchangées.



### Comment le plan d'utilisation des terres est-il modifié?

En vertu de la Loi maritime du Canada, l'autorité portuaire doit modifier son plan d'occupation des sols afin de supprimer tout terrain cédé, d'ajouter des sites nouvellement acquis ou de modifier la désignation des terrains existants. La procédure de modification formelle nécessite une notification et une consultation publiques.



### Pourquoi modifions-nous le plan d'utilisation des terres?

Au cours de la dernière année, nous avons fait l'acquisition d'un site à Surrey. La désignation proposée par l'autorité portuaire pour l'utilisation du site acquis est la suivante :

- 12509 Industrial Road, Surrey**  
Désignation « industriel » proposée  
Ancienne désignation municipale « industriel »

Nous proposons également de modifier la désignation des terres de deux sites existants de l'autorité portuaire comme suit :

- Portion d'un lot d'eau donnant sur la station éloignée Clementine, circonscription électorale A – bras Indian**  
De « eaux portuaires » à « commerciale »
- Lot d'eau donnant sur 1950 Brigantine Drive, Coquitlam**  
De « stockage de grumes et amarrage de bateaux » à « industriel »

**Objectif du plan d'utilisation des terres**  
Le plan d'utilisation des terres de l'Administration portuaire Vancouver-Fraser fournit un cadre pour la croissance et le développement des terres et des eaux portuaires au cours des 15 à 20 prochaines années.

**Objectif**  
Assurer la disponibilité d'une base terrestre et aquatique dans la région qui est suffisante pour soutenir les activités portuaires et connexes futures.

**Orientation de la politique**  
Envisager l'acquisition de sites pour protéger leur disponibilité en vue d'une utilisation portuaire future, en donnant la priorité aux terrains et aux plans d'eau qui offrent un accès facile aux réseaux d'expédition et/ou de transport et qui se trouvent à proximité des propriétés existantes de l'autorité portuaire.

### Sites et modification proposées



76 2023 land use plan amendment consultation summary and consideration report | Vancouver Fraser Port Authority

## 11.3. Open house boards, continued

**Modification proposée du plan d'utilisation des terres**

12509 Industrial Road, Surrey

□ Compétence de l'Administration portuaire Vancouver-Fraser  
■ À l'extérieur de la compétence de l'Administration portuaire Vancouver-Fraser  
■ Sites et modifications proposées du plan d'utilisation des terres

PORT of Vancouver | Vancouver Fraser Port Authority

**Modification proposée du plan d'utilisation des terres**

12509 Industrial Road, Surrey

Superficie du site : 2,99 ha / 7,41 ac  
Utilisation actuelle : Vacant  
Ancienne désignation municipale d'utilisation des terres : Industriel  
Désignation proposée du plan d'utilisation des terres : Industriel  
Utilisation future prévue : Inconnue

PORT of Vancouver | Vancouver Fraser Port Authority

**Modification proposée du plan d'utilisation des terres**

Portion d'un lot d'eau donnant sur la station éloignée Clementine, Circonscription électorale A – bras Indian

□ Compétence de l'Administration portuaire Vancouver-Fraser  
■ À l'extérieur de la compétence de l'Administration portuaire Vancouver-Fraser  
■ Sites et modifications proposées du plan d'utilisation des terres

PORT of Vancouver | Vancouver Fraser Port Authority

**Modification proposée du plan d'utilisation des terres**

Portion d'un lot d'eau donnant sur la station éloignée Clementine, Circonscription électorale A – bras Indian

Superficie du site : 0,92 ha / 2,27 ac  
Utilisation actuelle : Canal de navigation  
Désignation actuelle de l'utilisation des terres par l'administration portuaire : Eaux portuaires  
Désignation du plan d'utilisation des terres proposée : Commerciale  
Utilisation future prévue : Agrandissement de la marina

PORT of Vancouver | Vancouver Fraser Port Authority

**Modification proposée du plan d'utilisation des terres**

Lot d'eau donnant sur 1950 Brigantine Drive, Coquitlam

□ Compétence de l'Administration portuaire Vancouver-Fraser  
■ À l'extérieur de la compétence de l'Administration portuaire Vancouver-Fraser  
■ Sites et modifications proposées du plan d'utilisation des terres

PORT of Vancouver | Vancouver Fraser Port Authority

**Modification proposée du plan d'utilisation des terres**

Lot d'eau donnant sur 1950 Brigantine Drive, Coquitlam

Superficie du site : 14,75 ha / 36,46 ac  
Utilisation actuelle : Stockage de grumes et amarrage de barges  
Désignation actuelle de l'utilisation des terres par l'administration portuaire : Stockage de grumes et amarrage de barges  
Désignation du plan d'utilisation des terres proposée : Industriel  
Utilisation future prévue : Chargement/déchargement de barges et stockage de matériaux et d'équipements de construction

PORT of Vancouver | Vancouver Fraser Port Authority

## 11.3. Open house boards, continued

**Comment puis-je participer?**

Visitez [www.portvancouver.com/  
LandUsePlanAmendments](http://www.portvancouver.com/LandUsePlanAmendments) pour:

- Lire les modifications proposées du plan d'utilisation des terres
- Remplir le questionnaire en ligne
- Lire notre plan d'utilisation des terres
- Abonnez-vous à nos mises à jour par courriel

Pour en savoir davantage :

Courriel [LandUse.Plan@portvancouver.com](mailto:LandUse.Plan@portvancouver.com)



Pour vous assurer que vos commentaires sont pris en considération, veuillez soumettre votre rétroaction d'ici le samedi 1<sup>er</sup> juillet 2023.

 PORT de Vancouver | Administration portuaire Vancouver-Fraser

Canada



**Merci**

Plan d'utilisation des terres de l'Administration portuaire Vancouver-Fraser

 PORT de Vancouver | Administration portuaire Vancouver-Fraser

Canada

## 11.4. Online questionnaire

The screenshot shows the homepage of an online questionnaire. At the top, there are two logos: "PORT of vancouver" and "Vancouver Fraser Port Authority" in English, and "PORT de vancouver" and "Administration portuaire Vancouver-Fraser" in French. A "Français" link is also present. Below the logos, a heading says "Bienvenue!". A text block provides information about the consultation period (from May 1 to July 1, 2023), the purpose of sharing comments, and the availability of the document. It also encourages users to click the "Suivant" button to continue. A "Suivant" button with a right-pointing arrow is located at the bottom right of the main content area.

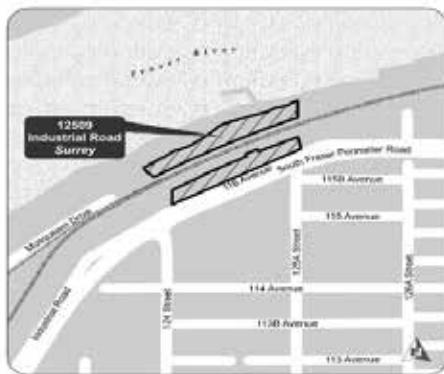
The screenshot shows a section titled "Veuillez nous parler de vous". The first question asks, "Dans quelle communauté vivez-vous? \*". There is a list of five options with radio buttons: Coquitlam, North Vancouver, Surrey, Vancouver, and "Autre (veuillez préciser)". Below this is a text input field with a placeholder "Veuillez préciser". The next question asks, "Avez-vous assisté à une séance d'information?". It has two options with checkboxes: "Oui : j'ai assisté à la séance d'information numérique" and "Non : je n'ai pas assisté à une séance d'information". At the bottom, there are navigation buttons: "Précédent" with a left arrow and "Suivant" with a right arrow.

## 11.4. Online questionnaire, continued

### 1) Veuillez fournir vos commentaires sur la modification proposée suivante

#### 12509 Industrial Road, Surrey

Désignation proposée : « Industrial » (ancienne désignation municipale « Industrial »).



Commentaires/remarques concernant ce site :



Précédent

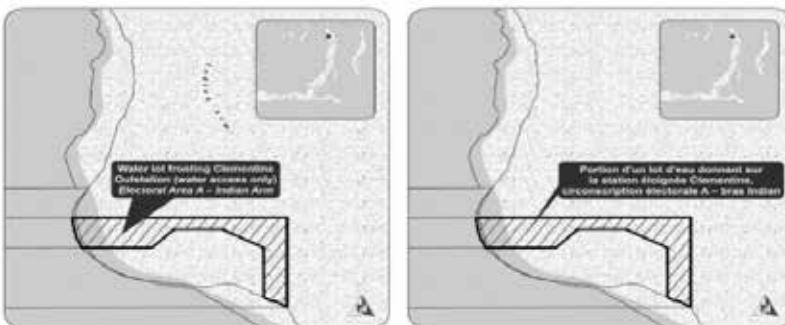
Suivant



### 2) Veuillez fournir vos commentaires sur la modification proposée suivante

#### Portion d'un lot d'eau donnant sur la station éloignée Clementine, circonscription électorale A – bras Indian

Désignation proposée de « Port water » à « Commercial ».



Commentaires/remarques concernant ce site :



Précédent

Suivant

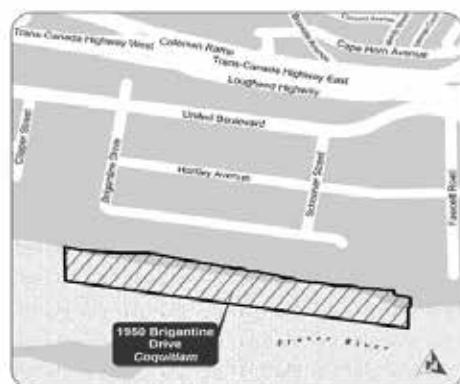


## 11.4. Online questionnaire, continued

### 3) Veuillez fournir vos commentaires sur la modification proposée suivante

#### Front de mer donnant sur 1950 Brigantine Drive, Coquitlam

Changement de désignation proposé de « Stockage de billes de bois et amarrage de bateaux » à « Industriel ».



#### Commentaires/remarques concernant ce site :

← Précédent

Suivant →

### 4) Commentaires supplémentaires

Veuillez fournir tout commentaire supplémentaire que vous pourriez avoir au sujet des modifications proposées au plan d'aménagement du territoire.

← Précédent

Suivant →

### Merci!

Merci d'avoir pris le temps de remplir ce questionnaire en ligne.

#### Comment rester impliqué

Misez des messages sur les changements à venir et les dernières nouvelles dans votre courrier.

[Inscrivez-vous pour les notifications](#)

Être tenu au courant des mises à jour et échanger avec d'autres personnes d'aujourd'hui et demain.

[Autres mises à jour du projet](#)

## 11.5. Hard copy questionnaire



Administration portuaire  
Vancouver-Fraser

# Formulaire de rétroaction

## Modification du plan d'utilisation des terres

Nous vous remercions d'avoir pris le temps de nous faire part de vos commentaires concernant les modifications proposées du plan d'utilisation des terres.

Pour en savoir davantage, pour remplir ce formulaire en ligne ou pour passer en revue tous les sites proposés dans le cadre des modifications dans la région de la vallée du bras Fraser, veuillez consulter le site [portvancouver.com/LandUsePlanAmendments](http://portvancouver.com/LandUsePlanAmendments).

### Parlez-nous de vous

**Dans quelle communauté vivez-vous? Veuillez cocher une seule case.**

- Coquitlam
- North Vancouver
- Surrey
- Vancouver
- Autre Vallée du bras Fraser \_\_\_\_\_
- Autre \_\_\_\_\_

**Avez-vous participé à une journée portes ouvertes ou à une séance d'information en ligne?  
Veuillez cocher toutes les réponses pertinentes.**

- Séance d'information en ligne : Mercredi 3 mai 2023 (en ligne par l'intermédiaire de Zoom)
- Journée portes ouvertes 1 : Mercredi 10 mai 2023 (Centre des découvertes, Administration portuaire Vancouver-Fraser, Vancouver)
- Journée portes ouvertes 2 : Samedi 13 mai 2023 (Bibliothèque du centre-ville de Surrey, Surrey)
- Je n'ai pas assisté à une journée portes ouvertes

## 11.5. Hard copy questionnaire, continued



Administration portuaire  
Vancouver-Fraser

# Formulaire de rétroaction

## Modification proposée du plan d'utilisation des terres

	Terrains nouvellement acquis	Terrains redésignés par l'administration portuaire ort authority re-designated lands	
Municipalité et site	Surrey	Circonscription électorale A	Coquitlam
Emplacement du site	12509 Industrial Road	Portion d'un lot d'eau donnant sur la station éloignée Clementine, circonscription électorale A – bras Indian	Lot d'eau donnant sur 1950 Brigantine Drive
Superficie du site	2,99 ha / 7,41 ac	0,92 ha / 2,27 ac	14,75 ha / 36,46 ac
Utilisation actuelle	Vacant	Canal de navigation	Stockage de grumes et amarrage de barges
Utilisation future prévue	À déterminer	Agrandissement de la marina	Chargement/déchargement de barges et stockage de matériaux et d'équipements de construction
Ancien zonage municipal	IH – Industriel à fort impact	S. O.	S. O.
Ancienne désignation municipale d'utilisation du sol	Industriel	S. O. (Administration autorité portuaire – Eaux portuaires)	S. O. (Administration autorité portuaire – Stockage de grumes billes de bois et amarrage de barges)
Désignation du plan d'aménagement proposé	Industriel	Commerciale	Industriel
Date de l'accord d'acquisition/ d'occupation	4 mai 2022	S. O.	S. O.

Modification du plan d'utilisation des terres | 2

Canada

## **11.5. Hard copy questionnaire, continued**



Administration portuaire  
Vancouver-Fraser

Veuillez nous faire part de vos commentaires à propos des sites inclus dans les modifications proposées ci-dessous.

## **12509 Industrial Road, Surrey**

**Désignation proposée « industriel »  
(ancienne désignation municipale « industriel »)**

Commentaires/rétroaction concernant ce site :

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## **Portion d'un lot d'eau donnant sur la station éloignée Clementine, circonscription électorale A – bras Indian Nouvelle désignation proposée de « eaux portuaires » à « commerciale »**

Commentaires/rétroaction concernant ce site :

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**Lot d'eau donnant sur 1950 Brigantine Drive  
Redésignation proposée de « stockage de grumes  
et amarrage de barges » à « industriel »**

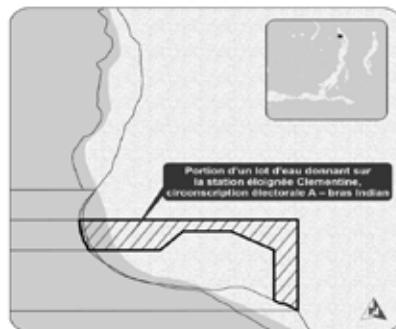
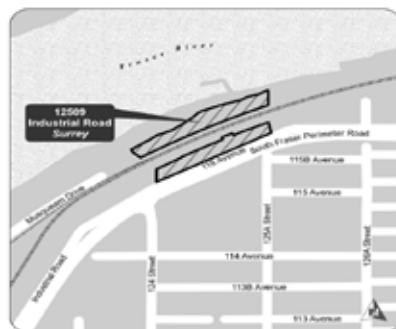
Commentaires/rétroaction concernant ce site :

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Modification du plan d'utilisation des terres | 3

Canadä

## **11.5. Hard copy questionnaire, continued**



PORT de  
vancouver

## Administration portuaire Vancouver-Fraser

## Commentaires supplémentaires

Veuillez nous faire part de tout commentaire supplémentaire concernant les modifications proposées au plan d'utilisation des terres.

# Formulaire de rétroaction

Modification du plan d'utilisation des terres | 4

Canadá

## 11.5. Hard copy questionnaire, continued



PORT de  
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Administration portuaire  
Vancouver-Fraser

# Formulaire de rétroaction

## Recevoir les mises à jour du plan d'utilisation des terres

Pour vous inscrire à notre liste de diffusion et recevoir les mises à jour au sujet du plan d'utilisation des terres, veuillez inscrire vos coordonnées ci-dessous et consentir à recevoir des courriels de la part de l'Administration portuaire Vancouver-Fraser.

Nom complet : \_\_\_\_\_ Code postal : \_\_\_\_\_

Courriel : \_\_\_\_\_

En cochant cette case, je consens à recevoir des courriels de l'Administration portuaire Vancouver-Fraser concernant des projets, des événements et d'autres initiatives.

## Pour soumettre votre formulaire de rétroaction

**En ligne :** [portvancouver.com/LandUsePlanAmendments](http://portvancouver.com/LandUsePlanAmendments)

**En personne :** Lors des journées portes ouvertes

**Par courriel :** [LandUse.Plan@portvancouver.com](mailto:LandUse.Plan@portvancouver.com)

**Par la poste :** Administration portuaire Vancouver-Fraser  
Planification et développement  
100 The Pointe, 999 Place du Canada  
Vancouver, CB V6C 3T4



Pour vous assurer que vos commentaires sont pris en compte, veuillez nous faire parvenir votre formulaire de rétroaction d'ici le samedi 1er juillet 2023.

# Land Use Plan Amendment

**September 12, 2023**

## Contact

Vancouver Fraser Port Authority  
100 The Pointe, 999 Canada Place  
Vancouver, B.C., V6C 3T4

f: 1.866.284.4271

w: [portvancouver.com](http://portvancouver.com)

e: [LandUse.Plan@portvancouver.com](mailto:LandUse.Plan@portvancouver.com)

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ƒ [facebook.com/Portofvancouver](https://facebook.com/Portofvancouver)