



## 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.

## 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			
	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	Navigational 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 designation	Industrial	Commercial	Industrial
Date of acquisition/tenure agreement	May 4, 2022	N/A	N/A

## 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.

## 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/).