



PORT of
vancouver

Vancouver Fraser
Port Authority

Welcome

**Vancouver Fraser
Port Authority**

**Land use plan amendment
Open house 2023**

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 $x^w m \theta k^w \acute{a} y \acute{a} m$ (Musqueam), $S k w \acute{x} w \acute{u} 7 m e s h$ (Squamish), and $s \acute{e} l i l w \acute{e} t \acute{a} \acute{t}$ (Tsleil-Waututh) Nations, and its Delta community office sits on the traditional territory of the $x^w m \theta k^w \acute{a} y \acute{a} m$ (Musqueam), $\acute{q} \acute{e} y \acute{c} \acute{e} y$ (Katzie), $\acute{q}^w \alpha : \acute{n} \acute{\lambda} \acute{e} \acute{n}$ (Kwantlen), Semiahmoo, and $s \acute{c} \acute{e} w \alpha \theta \acute{e} n$ $m \acute{e} s t e y \acute{e} x^w$ (Tsawwassen) Nations.



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

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:



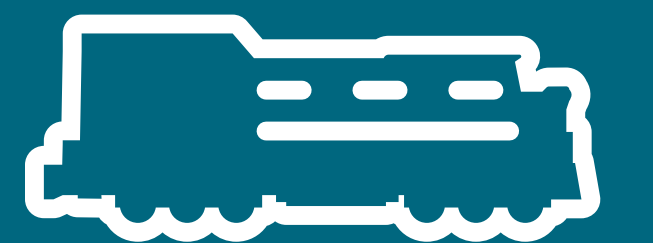
16 municipalities
and intersect the
asserted traditional
territories and treaty
lands of several
Coast Salish First
Nations

We are home to:

29 major
marine cargo
terminals

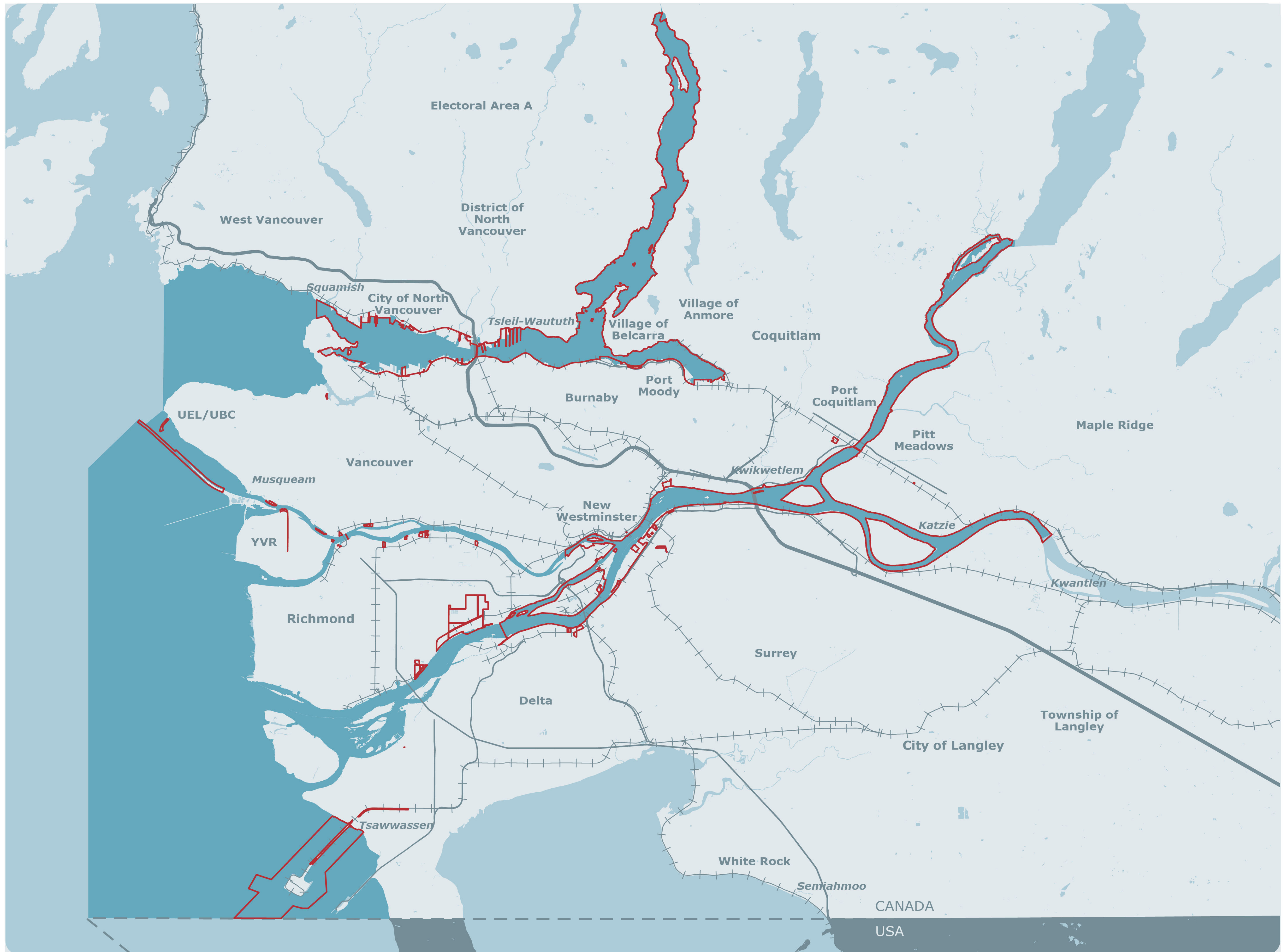


3 Class 1
railroads



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

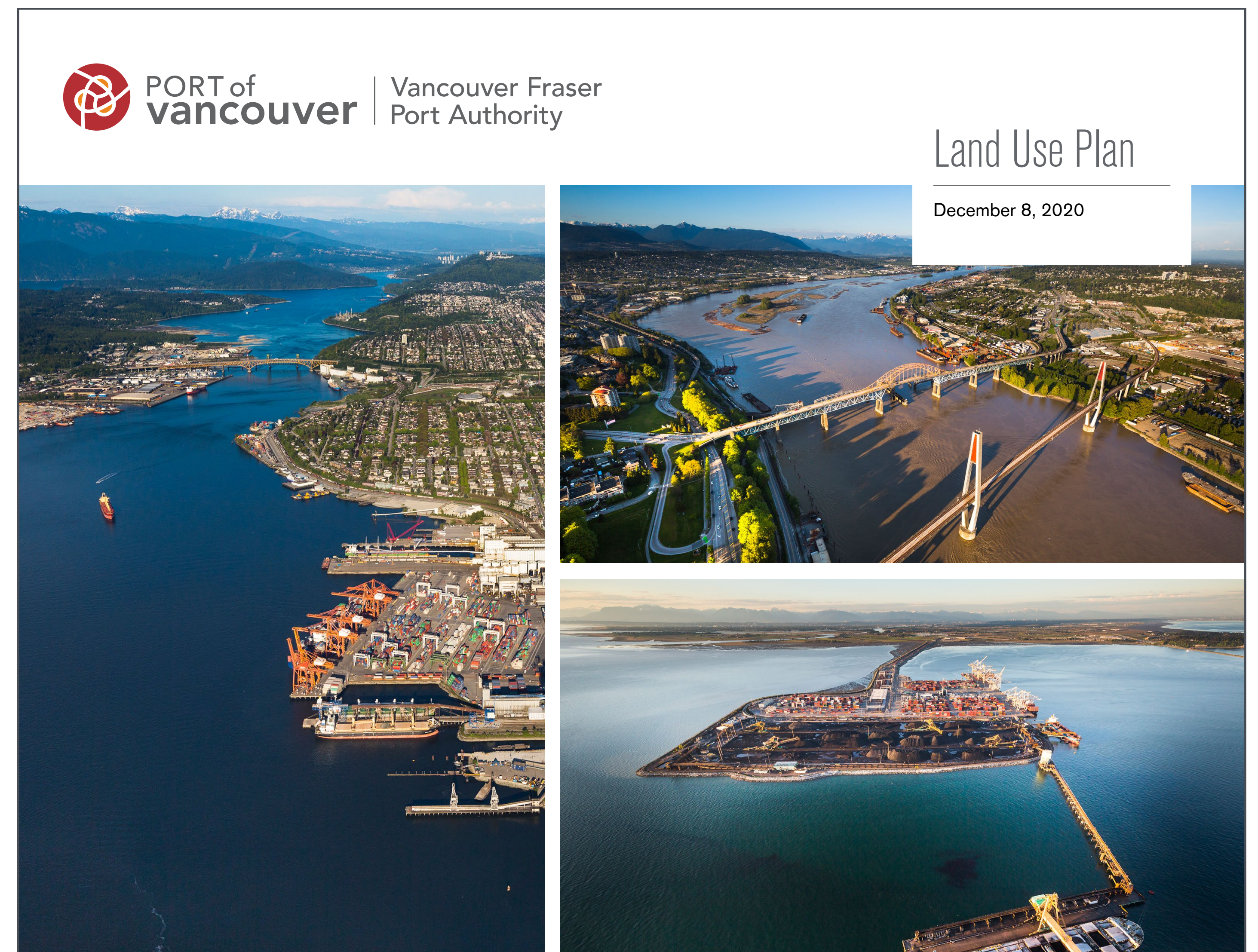
Our jurisdiction



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.



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 clarity on 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 goods, 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 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.

■ 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 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.

■ 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

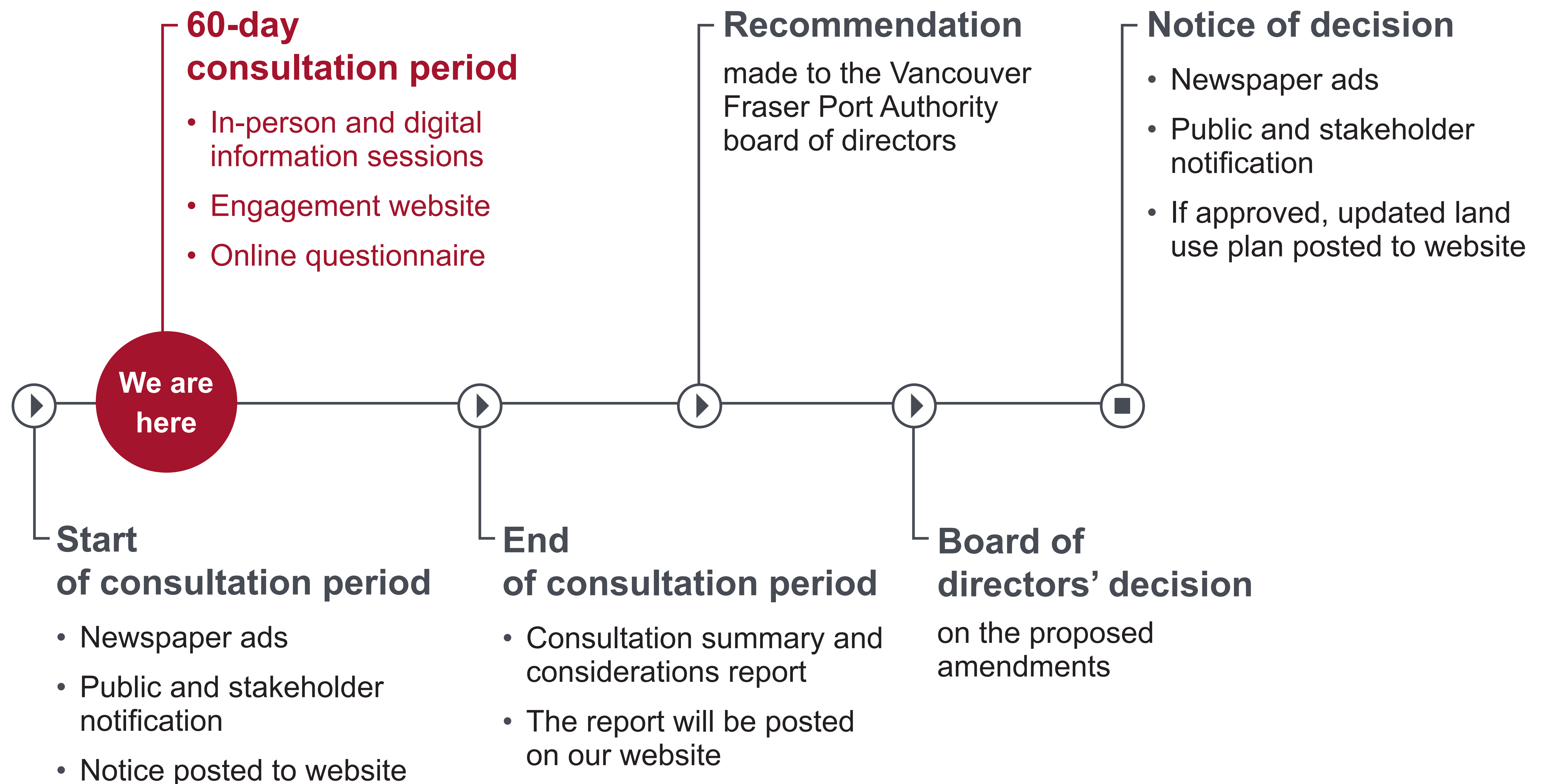
Port water areas are primarily designated for shipping, navigation, moorage, and anchorage in open water and foreshore areas adjacent to port and non-port lands.

■ 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. Until further analysis can be completed, the current use remains unchanged.

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.



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”

Land use plan goal

The Vancouver Fraser Port Authority land use plan provides a framework for the growth and development of port lands and waters over the next 15 to 20 years.

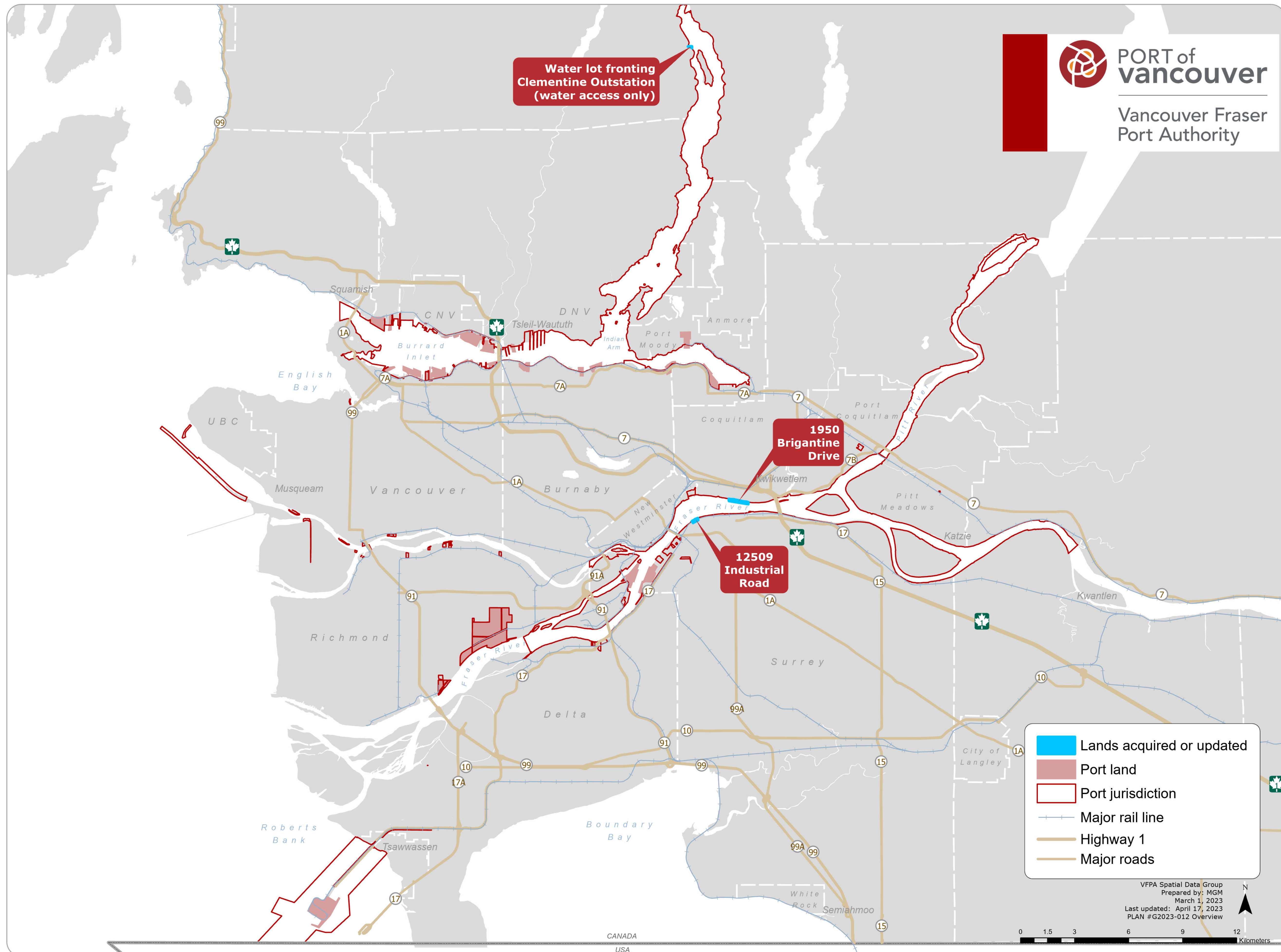
Objective

Ensure the availability of a land and water base within the region that is sufficient to support future port and port-related activities.

Policy direction




Consider acquisition of sites to protect their availability for future port use, giving priority to lands and waters that demonstrate ready access to shipping and/or transportation networks and close proximity to existing port authority holdings.

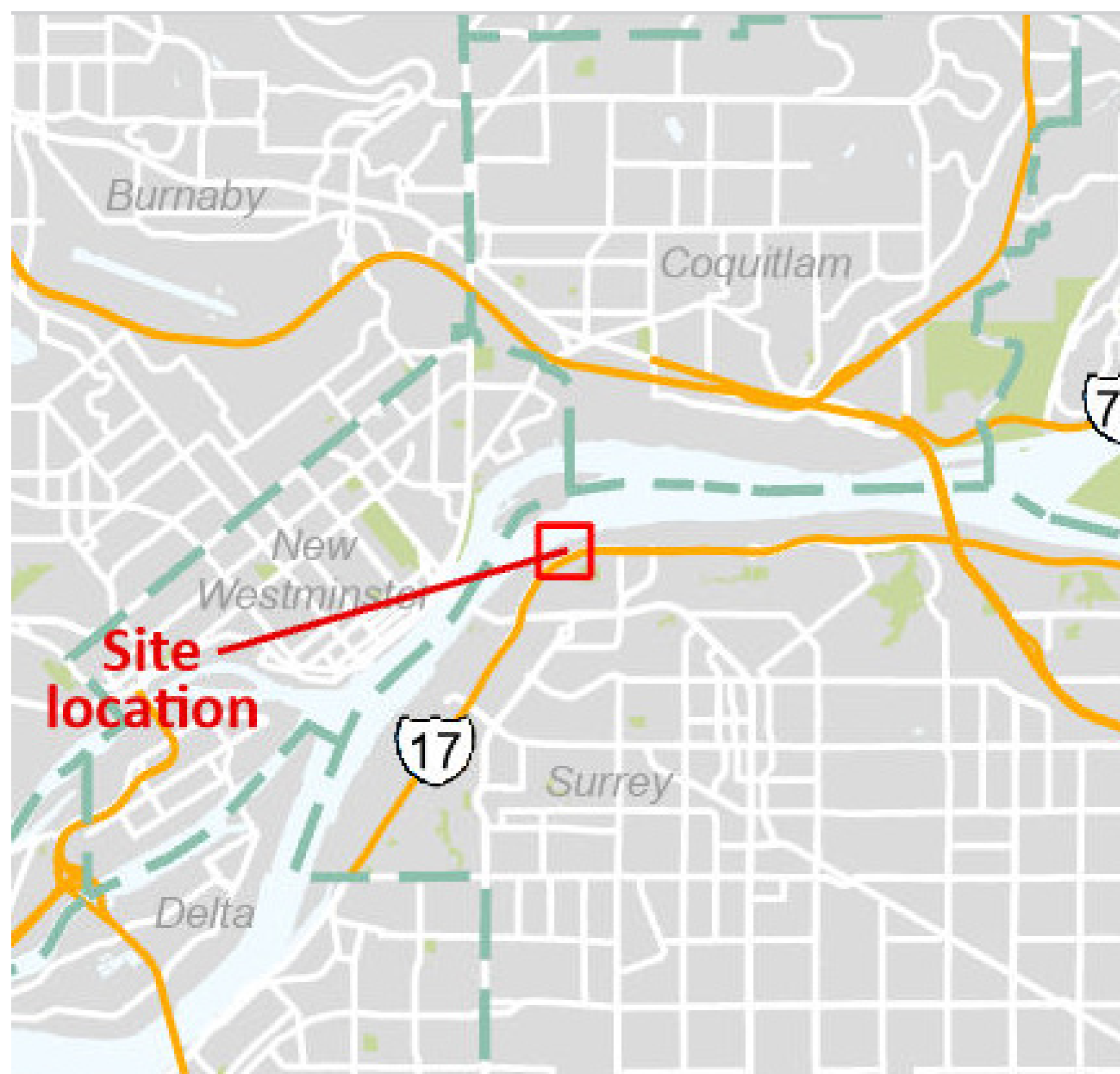
Proposed amendment sites



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



Proposed land use plan 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



Proposed land use plan amendment

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

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



Proposed land use plan amendment

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

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






PORT of
vancouver

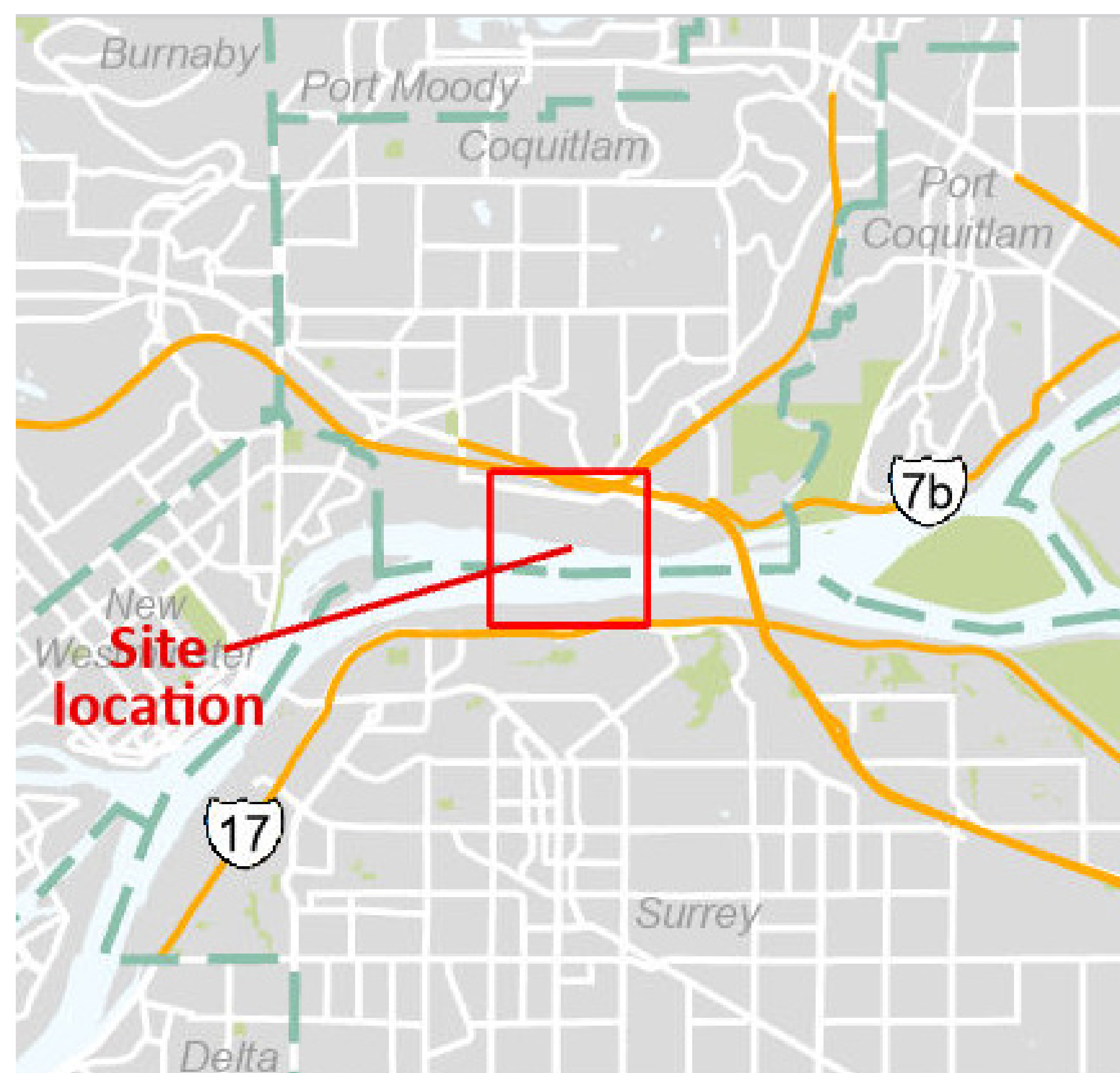
Vancouver Fraser
Port Authority

Canada

Proposed land use plan amendment

Water lot fronting 1950 Brigantine Drive, Coquitlam

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



Proposed land use plan amendment

Water lot fronting 1950 Brigantine Drive, Coquitlam

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



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



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



**Thank
you**



**PORT of
vancouver**

Vancouver Fraser
Port Authority

**Vancouver Fraser
Port Authority**

**Land use plan amendment
Open house**