

REPORT TO: Council
REPORT FROM: Community Planning and Sustainability
PRESENTED: July 11, 2023
SUBJECT: Temporary Use Permit No. 74– Construction Yard

FOR: Committee of the Whole
FILE: TU000074

Recommendation:

That the Committee of the Whole recommend the following resolutions:

THAT Council receive the FortisBC construction yard Temporary Use Permit Report for information and provide feedback as follows:

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AND THAT Council direct staff to work with FortisBC to resolve any identified issues prior to consideration of the Temporary Use Permit.

1. Objective:

To present to Council an update on the FortisBC construction yard Temporary Use Permit (TUP) and receive preliminary feedback prior to consideration of the TUP.

2. Background:

TUP74 was previously presented to the February 14, 2023, Committee of the Whole Meeting, where Council referred the project back to Staff.

The Eagle Mountain Pipeline will expand a portion of the FortisBC existing natural gas transmission system. The project involves the construction of a 47km long natural gas pipeline and associated infrastructure. The proposed pipeline will generally parallel the existing FortisBC pipeline to the Woodfibre Liquefied Natural Gas (WLNG) site. The project was approved by both the BC Environmental Assessment Office and Skwxwú7mesh Úxwumixw (Squamish Nation) in 2016. FortisBC is currently seeking two amendments to its existing approvals to increase the size of the Workforce Lodge to seven hectares and to re-route 2 km of pipeline within the Indian River Valley. Construction on the project is anticipated to take place between 2023 and 2026.

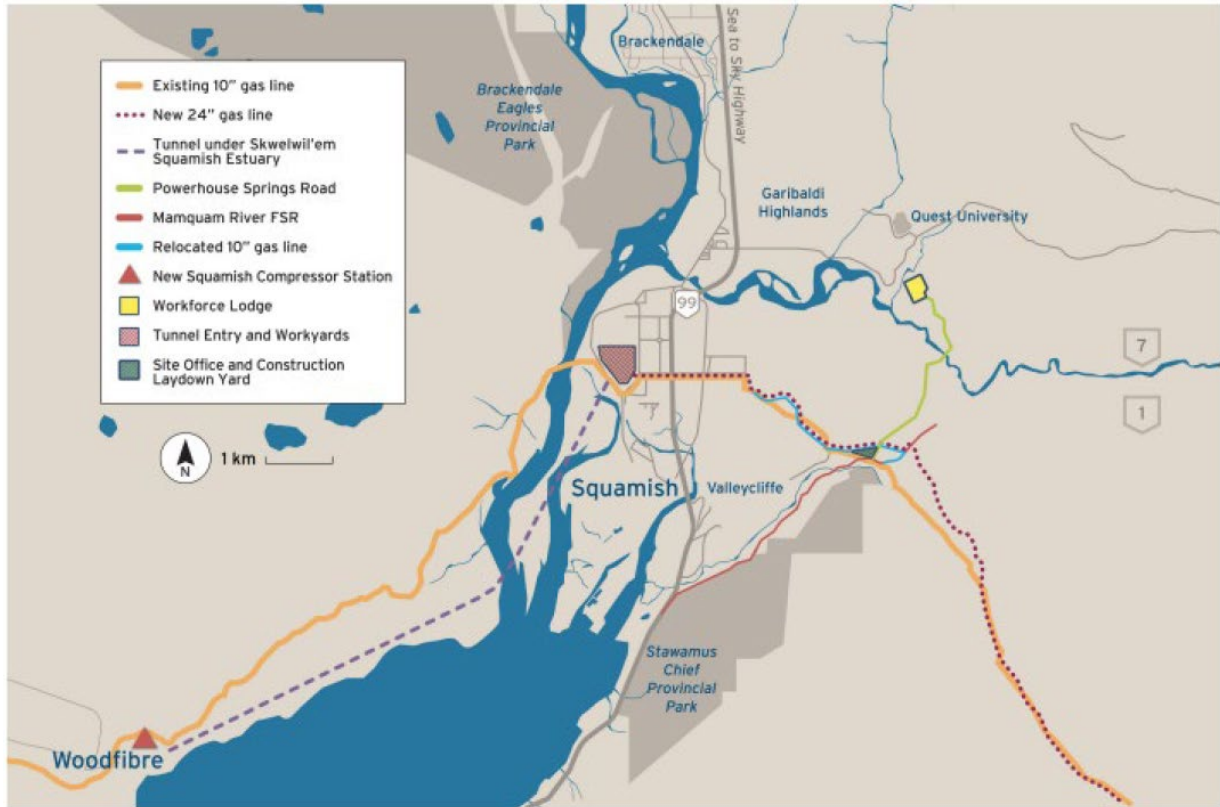


Figure 1 – Project Scope and Location

3. **Project Information:**

For a detailed description of the previous TUP update, please refer to the Community Planning and Sustainability Department Report from February 14, 2023 (Attachment 1).

This report presents preliminary information as many of the technical management plans and reports (outlined in more detail below) are currently under review.

Yard Operations

Most of the pipeline construction on the Project will take place from April to October each year. The site office and Construction Yard will remain in place year-round. This site will be used to stage equipment, small tools and consumables, and will include temporary office trailers for construction support staff. The site will be secured when not in use, using fencing and on-site security. There will be off-season monitoring of the right-of-way and the yard will provide office space for the consultants.

The highest activity periods of day are between 07:00 and 08:30 and 17:00 to 19:00 with a reduced activity period during the day.

Wildfire

In order to satisfy the requirement of Development Permit Area 11 (DPA 11 – Wildfire Protection), a Wildfire report was submitted to the District. The wildfire risk was categorized as moderate with the primary concern being a fire starting at the base of the Stawamus River or a fire starting in the yard and escaping in the surrounding vegetation. To mitigate these risks

coniferous vegetation and combustible material should be cleared in zones 1 and 2 and continued maintenance of any grass or tree regeneration until the site is decommissioned. This report is currently under review by the District Environment department and Squamish Fire Department.

Traffic Impact Assessment (TIA)

A traffic impact assessment has been provided by the applicant. District Staff are currently reviewing the report and providing comments to the applicant that need to be addressed. A complete TIA will be presented to Council in advance of the Temporary Use Permit Decision.

Mamquam Area Traffic Management Strategy (TMS)

An updated traffic management strategy has been provided by the applicant. District Staff are currently reviewing the report and providing comments to the applicant that need to be addressed. A complete TMS will be presented to Council in advance of the Temporary Use Permit Decision.

Emergency Plans

The FortisBC EGP Project Emergency Response Plan Bridging Document describes at a high level, the communications protocols which link Contractor Emergency Response Plans to the Project Team and subsequently FortisBC Corporate Emergency Response Plan (CERP) in the event of an emergency.

The CERP is a high-level, all-hazards plan encompassing all FortisBC's business units. This plan provides a flexible framework for preparing for, responding to, and recovering from non-routine incidents.

The Gas Operations Emergency Response Plan is a guide for site-specific response to emergency situations that affect: 1) Distribution pressure assets; 2) High pressure pipelines; 3) Compressor stations; and 4) All other types of stations.

Lodge Security

24-hour security is planned for both the yard and lodge sites. FortisBC will utilize a combination of controls (i.e., video monitoring as well as proactive security patrols). Deployment of additional private security will depend on the level of risk or threat level at the time.

Fencing/Landscaping

To mitigate the visual impacts of the construction yard, the perimeter fencing will be lined with a visual barrier.



Emergency Services / Fire Safety

The applicant is currently working on a site-specific emergency response plan with District Staff, Squamish Fire Rescue, and the RCMP. A completed plan will be presented to Council at later date.

Dust Suppression

Dust suppressants will be applied at the beginning of each construction season and worked into the upper surface of the roadbed. Spot application of sections will be made in areas of concern. Monitoring and control of such areas will be ongoing throughout construction of the Project. There is no planned road maintenance for scheduled breaks in construction (ie. January to March of each year).

4. Implications:

a. Budget:

If the Permit is successful and the worker accommodation project proceeds, Development Permit, Servicing Agreement, and Building Permit fees will be levied. Any legal fees associated with the application will be the responsibility of the applicant.

b. Cross department collaboration:

District Staff will continue to advance this application at the direction of Council. As this project requires cross department review and consultation (Engineering, Environment, Public Safety, Public Works and Building), the project is expected to take more review and staff time than typical temporary use permits.

c. Policy:

9.2.e Despite Section 9.2.a., consider the following land uses for all lands outside the Growth Management Boundary:

- ii. industrial activities which requires minimal servicing

10.14.f Work with the development community to minimize potential wildlife conflicts through design and adherence to minimum standards and best practices (e.g. wildlife resistant landscape plantings, waste facility design, and construction site management).

14.4.a Require development applications for new industrial activities to address associated impacts on existing adjacent or nearby uses. Land use impacts should be mitigated using the following screening and buffering strategies as appropriate: exterior lighting design, landscaping, berms, fencing, and setbacks.

d. Bylaws:

Key District Bylaws pertinent to this Temporary Use Permit include:

- District of Squamish Official Community Plan Bylaw No. 2500, 2017
- District of Squamish Zoning Bylaw No. 2200, 2011

5. Engagement:

To inform the community, per policy, the project was posted to the District's Development Showcase and a Development Sign has been posted at the site. The application has received 5 comments during the Development Showcase phase. The applicant held a Public Information Meeting on March 9, 2023. A total of 15 comments were provided to the District as well as one comment directly to the applicant. The comments can be seen in Attachment 12.

6. Next Implementation Steps:

The Project requires a significant amount of consultation with District departments, external stakeholders and the Province. Following this Committee of the Whole meeting, the application would be expected to proceed through the following permit stages conditional on Council approval at applicable stages:

1. Public Information Meeting
2. Council Decisions on TUPs
3. Development Permit
 - a. DPA 3 – Form and Character
 - b. DPA 11 – Wildfire
4. Building Permit

7. Attachments:

1. [Council Report](#)
2. [Wildfire Hazard Report](#)
3. [Mamquam Area Traffic Management Strategy](#)
4. [Traffic Impact Assessment](#)
5. [Gas Operations](#)
6. [Fortis EGP Bridging Document](#)
7. [Emergency Management Framework](#)
8. [Corporate Emergency Response Plan](#)
9. [Yard Waste Management Plan](#)
10. [Noise Report](#)
11. [Lighting Plan](#)
12. [PIM Comments](#)

8. Alternatives to Staff Recommendation:

Staff are seeking Council feedback on the information provided in advance of the Temporary Use Permit Hearing, an alternative to the staff recommendation is Council can choose not to provide feedback.

9. **Staff Review**

Prepared By:

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Reviewed By:

Jonas Velaniskis, Senior Director of Community Development

Robin Arthurs, General Manager of Corporate Services

Julie Wengi, General Manager Community Planning and Sustainability

CAO Recommendation:

That the recommendation of the Community Planning department be approved.

Heather Boxrud, Acting CAO