

REPORT TO: Council FOR: Committee of the Whole
REPORT FROM: Community Planning and Sustainability
PRESENTED: July 11, 2023 FILE: TU000073
SUBJECT: Temporary Use Permit No. 73 – Fortis Workforce Lodge

Recommendation:

That the Committee of the Whole recommend to Council the following resolutions:

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

- ; 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 an update of the FortisBC Workforce Lodge Temporary Use Permit (TUP) application to Council and receive feedback prior to consideration of the TUP.

2. Background:

TUP73 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.

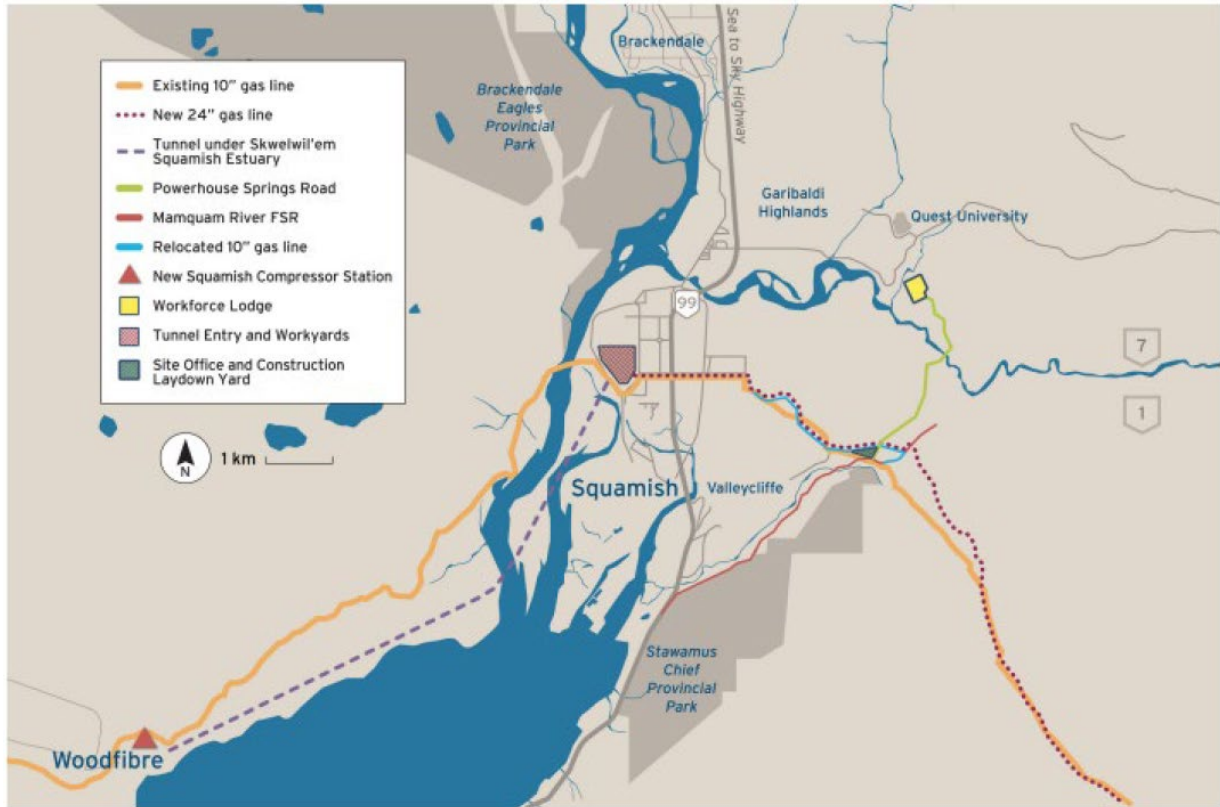


Figure 1 – Project Scope and Location

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.

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 assessment risk was categorized as moderate with the primary concern being a fire starting at the base of the Mamquam River or a fire escaping in the surrounding vegetation. To mitigate these risks vegetation and combustible material should be cleared in zones 1 and 2. This report is currently under review by the Environment and Fire Departments.

Site Bio-Inventory

As part of DPA 1 – Environment, the applicants have submitted an updated Site Bio-Inventory Report which addresses the District's guidelines. District Staff and the applicant's consultant are currently working through the Report to ensure that DPA guidelines are met.

Lodge Waste Management Plan

An updated Waste Management Plan has been submitted to the District. The applicant has contracted a consultant to determine the impacts on the landfill lifespan from the lodge waste. Council will be notified of the results once that study has been completed.

The current wastewater treatment plant is inadequately equipped to take the FortisBC Lodge wastewater due to old infrastructure, maintenance issues, design and inadequate vehicle turn around. These issues will be solved with the wastewater treatment facility improvements that are scheduled to be completed early next year. However, due to the limited staging space at the public works yard, modelling will need to be provided to highlight delivery and dumping schedules to ensure that delivery trucks do not block off access to the public works yard.

Squamish Canyon

The Squamish Canyon project team and the applicant have had several meetings since the last Committee of the Whole Meeting. To date, there appears to be some progress on reaching agreement on operational issues between the two parties related to road management and visitor interface, however there are several issues still outstanding

Shuttle Service

The Workforce Lodge will have a shuttle bus service which workers will be strongly encouraged to use whenever possible to help reduce traffic volume. FortisBC is currently identifying the appropriate frequency and locations of shuttle stops within Squamish. Shuttle buses will likely be 18-20 person passenger vans. The quantity of shuttle buses will be determined based on Lodge occupancy as well as demand for service.

Proposed Locations

1. Shoppers Drug Mart / Save-On Foods
2. Canadian Tire

The shuttle rotation schedule times envisioned are;

Monday through Friday evening 18:00 to 21:00

Saturday and Sunday 08:00 to 21:00

Shuttle intervals are anticipated to be hourly

Lodge Alternative

If the lodge TUP is not successful, the applicant is planning to provide workers with a living-out allowance. Project contractors will be responsible for providing their workers with adequate living-out allowance in accordance with applicable union agreements. All workers will be expected to follow the Worker Code of Conduct regardless of the accommodation strategy employed.

Lodge Security

There is 24-hour security 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.

Traffic Impact Assessment

A traffic impact assessment (TIA) 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 TUP Decision.

Emergency Services / Fire Safety

The applicant is currently working on a site-specific emergency response plan with District Staff, Squamish Fire Department and the RCMP. A completed plan will be presented to Council at a 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 (i.e., January to March of each year).

4. Implications:

a. Budget:

If the Permit application is successful and the worker accommodation project proceeds, Development Permit (DP), Servicing Agreement (SA), and Building Permit (BP) 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, Fire, 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.

10.6.b Require site-specific assessments prior to any proposed development of lands designated as an Environmental Review Area within Development Permit Area 1 (Schedule K-1) for the Protection of the Natural Environment, its Ecosystems and Biodiversity. Site-specific environmental assessments should incorporate habitat protection and environmental management objectives for specific moderate and high sensitivity ecosystems identified within and adjacent to the site.

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).

12.10.a Consider and address the need for affordable housing generated by new large scale commercial or industrial development projects.

12.10.c Encourage and work with employers to coordinate voluntary employer-assisted housing programs.

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 nine comments during the Development Showcase phase. The applicant held a Public Information Meeting on March 9. 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 8.

6. Next Implementation Steps:

The project requires a significant amount of consultation with internal departments, external stakeholders, and the Province. Following the 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 Decision on TUP
3. Development Permit
 - a. DPA 1 – Environment
 - b. DPA 11 – Wildfire
4. Soil Management Permit and Tree Management Permit Applications
5. Building Permit

7. Attachments:

1. [Council Report](#)
2. [Wildfire Hazard Report](#)
3. [Lodge Environmental Report](#)
4. [Lodge Waste Management Plan](#)
5. [Mamquam Area Traffic Management Strategy](#)
6. [Traffic Impact Assessment](#)
7. [Amendment Memo](#)

8. [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 of Community Planning and Sustainability

CAO Recommendation:

That the recommendation of the Community Planning department be approved.

Heather Boxrud, Acting CAO