

## Alison Hunter

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**From:** Jonas Velaniskis  
**Sent:** June 9, 2022 2:06 PM  
**To:** Gord.Schoberg@fortisbc.com  
**Subject:** RE: DEV00144 Pre-app for Fortis Workers Camp

**Importance:** High

Please forward to your team.

**Jonas Velaniskis** | Director of Community Planning  
**District of Squamish** | *Hardwired for Adventure*  
604.815.5017 | [jvelaniskis@squamish.ca](mailto:jvelaniskis@squamish.ca) | [www.squamish.ca](http://www.squamish.ca)



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-----Original Appointment-----

**From:** Planning <[Planning@squamish.ca](mailto:Planning@squamish.ca)>

**Sent:** April 27, 2022 11:57 AM

**To:** Planning; Jonas Velaniskis; Kerry Hamilton; Laura Princic; Devin Kiyonaga; Kate Brandon; Bill Stoner; Colin McCarthy; gareth.bradley; Sarah Baillie

**Cc:** Florian Lazar

**Subject:** DEV00144 Pre-app for Fortis Workers Camp

**When:** June 9, 2022 2:00 PM-3:00 PM (UTC-08:00) Pacific Time (US & Canada).

**Where:** Microsoft Teams Meeting;

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## Microsoft Teams meeting

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## Alison Hunter

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**From:** Jonas Velaniskis  
**Sent:** June 9, 2022 2:13 PM  
**To:** 'gareth.bradley@rcmp-grc.gc.ca'  
**Subject:** FW: [External Email] - Pre Application meeting: Fortis Work Camp

Jonas Velaniskis | Director of Community Planning  
District of Squamish | *Hardwired for Adventure*  
604.815.5017 | [jvelaniskis@squamish.ca](mailto:jvelaniskis@squamish.ca) | [www.squamish.ca](http://www.squamish.ca)



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**From:** Planning <[Planning@squamish.ca](mailto:Planning@squamish.ca)>  
**Sent:** June 9, 2022 2:12 PM  
**To:** Jonas Velaniskis <[JVelaniskis@squamish.ca](mailto:JVelaniskis@squamish.ca)>; Devin Kiyonaga <[dkiyonaga@squamish.ca](mailto:dkiyonaga@squamish.ca)>; Florian Lazar <[flazar@squamish.ca](mailto:flazar@squamish.ca)>; Bill Stoner <[BStoner@squamish.ca](mailto:BStoner@squamish.ca)>; Kerry Hamilton <[khamilton@squamish.ca](mailto:khamilton@squamish.ca)>; Kate Brandon <[kbrandon@squamish.ca](mailto:kbrandon@squamish.ca)>  
**Subject:** FW: [External Email] - Pre Application meeting: Fortis Work Camp

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**From:** Planning <[Planning@squamish.ca](mailto:Planning@squamish.ca)>  
**Sent:** May 31, 2022 3:19 PM  
**To:** Schoberg, Gord <[Gord.Schoberg@fortisbc.com](mailto:Gord.Schoberg@fortisbc.com)>  
**Subject:** RE: [External Email] - Pre Application meeting: Fortis Work Camp

Good afternoon Gord,

Thank you for your email. I will inquire with the other attendees whether they feel comfortable/prefer meeting in person and will update you when I hear from them.

Kind regards,  
Lilly Marie Peterson | Community Planning Assistant  
District of Squamish | *Hardwired for Adventure*  
604.815.5002 | [lpeterson@squamish.ca](mailto:lpeterson@squamish.ca) | [www.squamish.ca](http://www.squamish.ca)



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**From:** Schoberg, Gord <[Gord.Schoberg@fortisbc.com](mailto:Gord.Schoberg@fortisbc.com)>  
**Sent:** May 28, 2022 2:30 PM  
**To:** Planning <[Planning@squamish.ca](mailto:Planning@squamish.ca)>  
**Subject:** Re: [External Email] - Pre Application meeting: Fortis Work Camp

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ith you and join the rest of my colleagues by MS Teams if you wish. Please let me know.

**Gord Schoberg** SENIOR MANAGER, MUNICIPAL AND COMMUNITY RELATIONS  
FortisBC Energy Inc. Eagle Mountain – Woodfibre Gas Pipeline Project  
Cell: 604.220.9785

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**From:** Planning <[Planning@squamish.ca](mailto:Planning@squamish.ca)>  
**Date:** Thursday, May 19, 2022 at 8:32 AM  
**To:** Schoberg, Gord <[Gord.Schoberg@fortisbc.com](mailto:Gord.Schoberg@fortisbc.com)>  
**Subject:** RE: [External Email] - Pre Application meeting: Fortis Work Camp

Yes, one hour is slotted for this meeting.

Thanks again,  
Carly

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**From:** Schoberg, Gord <[Gord.Schoberg@fortisbc.com](mailto:Gord.Schoberg@fortisbc.com)>  
**Sent:** May 18, 2022 6:57 PM  
**To:** Planning <[Planning@squamish.ca](mailto:Planning@squamish.ca)>  
**Subject:** RE: [External Email] - Pre Application meeting: Fortis Work Camp

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ntal team members.

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**From:** Planning <[Planning@squamish.ca](mailto:Planning@squamish.ca)>  
**Sent:** Wednesday, May 18, 2022 4:29 PM  
**To:** Schoberg, Gord <[Gord.Schoberg@fortisbc.com](mailto:Gord.Schoberg@fortisbc.com)>  
**Subject:** [External Email] - Pre Application meeting: Fortis Work Camp

**CAUTION: This is an external email.**  
**Do not respond, click on links or open attachments unless you recognize the sender.**

Good afternoon;

This email is to confirm the Pre-Application meeting for your proposal, scheduled for **Thursday June 9th at 2:00pm**. The meeting will be held virtually with District staff via Microsoft Teams, the meeting link is below. Please confirm your attendance by responding to this email.

# Microsoft Teams meeting

Join on your computer or mobile app

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+1 604-343-0564,,780991245# Canada, Vancouver

Phone Conference ID: 780 991 245#

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Regards,

**Carly Simmons** | Community Planning Assistant

**District of Squamish** | *Hardwired for Adventure*

604.815.5002 | [csimmons@squamish.ca](mailto:csimmons@squamish.ca) | [www.squamish.ca](http://www.squamish.ca)



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## Alison Hunter

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**From:** Kerry Hamilton  
**Sent:** June 9, 2022 4:39 PM  
**To:** Jonas Velaniskis  
**Cc:** Devin Kiyonaga; Kate Brandon  
**Subject:** Fortis Wrap-up

Hi Jonas,

Meeting wrapped up at 3:30pm. I summarized the constraints of the site and put the plug in to consider the legacy housing potential closer to town that may not require this much reporting and access challenges. I told them to follow up with you and that you provide them a summary of the comments today.

Would you like Devin, Kate and I to provide our summary in list form via email or to fill out the Pre-application form as we typically do for Pre-applications?

Thanks,  
Kerry

**Kerry Hamilton, MSc. | Planner**  
**District of Squamish | *Hardwired for Adventure***  
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## Alison Hunter

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**From:** Jonas Velaniskis  
**Sent:** July 18, 2022 4:06 PM  
**To:** Cardona, Marie; Devin Kiyonaga; Kerry Hamilton; Kate Brandon  
**Cc:** Berbekar, Ilona; German, Mike; Zubkowski, Justin; Schoberg, Gord; Marshall, Darrin  
**Subject:** RE: Pre-Application Meeting Follow Up - Fortis EGP - Workforce Lodge TUP

Hello Marie and Fortis team,

Thanks for the opportunity to engage on the proposed site for the TWA and the potential TUP application from Fortis. Below is a summary of the discussion from our meeting as well as supplementary notes on topic areas we may have not covered at the meeting. One thing to note is that these are preliminary responses from staff without having seen a detailed application and supporting documents, as a result some of the requirements may not have been covered or some requirements overstated. Please advise if you have questions after reviewing the notes.

Cheers,

Jonas

### Zoning / OCP Designation:

Proposed land use in this location is a major issue, for which there may not be a practical solution.

- Employee Housing not a supported use outside of Growth Management Boundary under the District's Official Community Plan. Exemptions for the work yard can be considered as part of 9.2 (e); however, it is not expected that the TWA will result in meeting any of Section E. criteria.
- See relevant Polices below:

## 9.2 Policies

- a. **Direct all residential development and associated commercial, industrial and institutional development to occur within the District's Growth Management Boundary, shown on Schedule C.**
  - e. **Despite Section 9.2.a., consider the following land uses for all lands outside the Growth Management Boundary:**
    - i. **significant employment generating activities, excluding service commercial;**
    - ii. **industrial activities which requires minimal servicing;**
    - iii. **recreation tourism activities consistent with the Squamish brand; or**
    - iv. **economic development opportunities located around the municipal airport;**
    - v. **proposals consistent with 9.2.f.**
- Proposed location is within the Resource (RE) zone, which does not support worker housing. A Temporary Use Permit is required and is at Council discretion. The permit will require significant amount of reporting for review and consideration. Site Plan and Reports include:

- **Site Plan:** Road access details, building location, amenity uses provided, fencing, parking, lighting; waste. Public trail access or diverted access.
- **Camp Use, Management and Access Report** – This report needs to provide detail on camp function, management and impact, particularly around vehicle access, but includes several other considerations. Considerations include:
  - How will the camp operate?
  - Will workers bring their own vehicles?
  - Can they come and go at all times?
  - How will workers get to work site?
  - Expected vehicle travel counts daily and by season (normal vs peak).
  - Expected supply/delivery vehicle impact.
  - How will vehicle Public Access to the area be mitigated/managed?
  - How will the existing gate on Powerhouse Springs Rd. be managed?
  - How will existing public recreation in the area be diverted?
  - What mitigation measures will be in place to protect the District’s Ground Water protection (P-6) zone where road access is proposed?
  - What sustainability measures are in place to reduce Carbon footprint of the operation?
  - What is the expected impact to commercial, recreation and District existing services and resources with this size of work camp?
  - Are there crime or social disruption considerations with this size of work camp? If so, what mitigation measures will be in place or increased resources provided?
  - What is the alcohol policy of the camp?
  - What is the waste management plan, its proposed impact to landfill and considerations for waste mitigation?
  - What is the emergency management plan? Are District Fire or emergencies services required to access the site?
- **Preliminary Site Bio Inventory** – draft report to provide an overview of how DPA 1 and riparian areas will be addressed and to address proposed management and mitigation of any specific environmental concerns for the site (tree removal, invasive species, species at risk, watercourse setbacks, wildlife movement, lighting).
- **Wildlife Management Plan** – to address the impact of temporary disruption and impact to wildlife corridor and design solutions to mitigate impact. Report to consider wildlife crossing needs, waste management and noise and light pollution.
- **Construction Management Plan** – to address site construction and deconstruction impact to both the site and the Mamquam and Powerhouse Road users.
- **Squamish Nation Letter** – As adjacent land owners, the District will want to see engagement from Squamish Nation.

**Permitting:**

Proposed activity and location will require a number of permitting approvals from the District including Wildfire Protection Development Permit, Environmentally Sensitive Areas Development Permit, Industrial Form and Character Development Permit, and Building Permitting. Development Permits will be consolidated into a single permit. No proposed building plans submitted and therefore very little comment other than the expectation is that any development shall meet BCBC and District bylaw requirements unless an Alternative Solution is submitted and approved. This seems as though it may be difficult based on Fire Department response time, firefighting capabilities and water available for health requirements and fire suppression requirements.

**Access:**

Access to the proposed site is a major issue for a number of reasons: intersection with Hwy 99, single lane bridge on Mamquam FSR, impact on the approved Canyon Project, dust control / road maintenance, and well-head protection. In summary, the access issues may be significant enough to require consideration of either a different location or establishment of a new access way.

- The District has concerns about impacts to the intersection of Hwy 99 and Mamquam Forest Service Rd. Fortis will need to complete a traffic impact assessment (TIA) that builds upon a TIA completed recently for the proposed Squamish Canyon project.
- Keeping the intersection at an acceptable level of service for the westbound left turn (turning left onto Hwy99) will be difficult during busy hours. Keep in mind that any proposed upgrades must be reviewed and approved by MOTI and their private partner. Timelines can be very long for their review so you would want to get started on that immediately.
- Fortis will need to provide traffic estimates for this intersection and the FSR that takes into account worker movement, workers using their own vehicles, and deliveries under scenarios that include a workforce lodge with water service and without.
- Fortis will need to very clearly show how they intend to manage dust along the FSR. This is always an issue for residents of Valleycliffe during dry months. If using chemicals such as magnesium chloride an environmental assessment will be required to confirm environmental impacts.
- Any changes to the road will need to be reviewed and approved by FLNRORD. We know from past conversations with them that they are not supportive of paving the road.
- Note, feedback from FLNRORD has revealed that the bridge over the Stawamus River would likely need to be replaced. The District recommends confirming with FLNRORD.
- Ensure you contact Atlantic Power regarding use of the bridge over the Mamquam River.
- There is currently a large metal gate that is closed during most times to keep people away from Atlantic Power generation station and the District's water well field. You will need to propose an effective system to keep traffic away from the District's well field.
- The District does not support using the current road alignment through the District's well field. The access road to the camp must bypass the District's well field.
- The District may require additional security measures be put in place to help keep workers and the public away from the District's well field. This could include additional fencing, gates, etc.
- Access through the proposed area is not to be closed to recreationists.

#### **Services:**

- There is no sanitary infrastructure. Sanitary would need to be managed onsite.
- The District may support the use of the nearby water main for a water service and hydrants. Further review with our Public Works department would be required.
- Modeling impacts to our water system must be coordinated by us. Please reach out to Devin Kiyonaga in Engineering who will coordinate modeling with WSP. Do not work directly with WSP.
- A fire management plan prepared by a Qualified Professional will be required.
- A wildfire hazard assessment will be required as per our Wildfire Development Permit Area guidelines.

#### **Policing:**

Local RCMP haven't been engaged by Fortis much up to this point. Main concerns include traffic on the FSR, "wet" or a "dry" camp makes a big difference as well as a tolerance policy. The way the camp is managed will have a big impact on RCMP capacity to support something like this. Easier for RCMP to manage policing if the accommodation site was in town. RCMP have lots of outstanding questions.

#### **Fire:**

- Water supply is a concern. SFR does not have adequate shuttle capacity to address a structure fire at that location so an adequate supply should be made available on site.



- DOS has sprinkler bylaw that would require residential buildings to be sprinklered.
- Access road must allow for easy access for fully loaded fire apparatus. Emergency Access should be in accordance with the Subdivision and Control Bylaw.

### **Economic Development:**

- The economic benefit of the project is temporary, and therefore a plan should be developed to address local capacity and legacy impacts
    - Support to scale local businesses to enable their participation as project suppliers (procurement opportunities, manufacturing capacity)
    - Support for business continuity/resiliency planning post-construction
    - Provide direct benefit by enabling spending in the community by the construction workforce
- Impacts on occupancy rates and average daily rates arising from the construction workforce occupying tourism accommodation should be considered in detail
- Anticipated impacts on tourism visitation/accommodation
- Assessment of impacts arising from workforce accommodation and accompanying workforce on local priority sectors
- Eg. Potential camp impact on tourism infrastructure and related experiences
- Consideration should be given to the impact of local and non-local hiring initiatives
- Given the current labour challenges, local businesses are experiencing significant challenges in attracting and retaining staff. Contingency planning should be in place in consideration of challenges related to local hiring capacity and not at the expense of other local businesses.
  - Given the temporary nature of the project, how can staff accommodation support long-term workforce needs for the District.

### **Housing Capacity:**

- Except in 2016 when at 0% and in 2020, when at 1.4%, Squamish's rental vacancy rate has hovered at 0.3% since 2015 (Source: CMHC)
- This low vacancy has been compounded by increasing average rents. In 2016 average rent in Squamish was \$967/month compared to \$1,608/month in 2021. This translates to a 66% increase over the last five years. (Source: CMHC)
- Squamish is working to add affordable rental stock through its Affordable Housing Strategy, however, supply is not keeping pace with demand.
- Permanent Legacy Housing within serviced areas should be the desired approach to accommodate the expected 150-400 consistent workers from 2023-2026. Peak worker times such as 2024 Summer (600 proposed) could be accommodated through a more temporary approach.
  - Consideration should be given for legacy housing to be provided to Squamish Housing Society via agreement post-construction.

Jonas Velaniskis | Director of Community Planning  
 District of Squamish | *Hardwired for Adventure*  
 604.815.5017 | [jvelaniskis@squamish.ca](mailto:jvelaniskis@squamish.ca) | [www.squamish.ca](http://www.squamish.ca)



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