



Information Report

Temporary Use Permit #53
Work Camp – LandSea
Camps, Britannia Beach South
(Area D)

SLRD Board of Directors' Meeting

Date: June 28, 2017

Attachments:

- Appendix 1: Site Location Map
- Appendix 2: Site Plan – Work Camp
- Appendix 3: Transportation and Parking
- Appendix 4: Site Photos – North Coast Camp Example

Key Information:

The SLRD received a Temporary Use Permit (TUP) application from LandSea Camp Services on behalf of the Taicheng Development Corporation. The application is being brought before the SLRD Board for review and discussion prior to preparation of the TUP and neighbour notifications. The property is currently zoned RR4 (Rural Resource 4) under Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016. The proposed camp location is located within the Master Planned Community designation of the Regional Growth Strategy (RGS).

While this is not the typical TUP procedure, it was decided that an information report would be valuable in order to collect additional input from elected officials prior to the preparation of the temporary use permit. The application has been referred to the Ministry of Transportation and Infrastructure (MOTI) and Vancouver Coastal Health Association (VCHA) for their comments with respect to access, traffic, food services, water and wastewater disposal.

LandSea Camp Services is a Squamish based company that provides temporary accommodation and project support services to construction projects around BC. The company would look to establish the camp in 2018 and have it operating for several years, and possibly longer depending on anticipated industrial construction activity.

The application is for a 100 – 300 person work camp on a 10 acre portion of the Taicheng property associated with the Britannia Beach South rezoning application. The proposed TUP would be for a period of three years. At this time, the applicant has not indicated that the work camp is being proposed for any one employer or project, however, they have stated that it is intended to meet the general need for temporary employee and workforce housing in the Sea to Sky corridor. The camp would be a full service self-contained system including food services, water, sewer, and solid waste infrastructure.

- Access and egress to the site would remain at the current location along Highway 99.
- A transportation plan to move workers to and from the camp, likely to Squamish, is attached as Appendix 3. The plan would be to utilize bus and shuttle services to limit personal vehicles entering the site and minimize traffic congestion along the highway.
- Gated access would be in place and maintained during the operation of the camp with security monitoring the site and maintaining a zero tolerance policy for drugs and alcohol within the camp.

- The proposed site location would be landscaped appropriately and is relatively unnoticeable from the highway with an existing buffer of vegetation along the perimeter of the site and along the private road that leads through Britannia Beach South.
- The sanitary sewerage services will be addressed through a pump and haul strategy with the sewage transported to the Britannia Beach municipal sewage treatment facilities.
- SLRD Utilities and Environmental Services (UES) staff have provisionally indicated that there is available capacity for additional sewage at the Britannia Beach treatment facility though there are some Ministry of Environment permitting requirements to verify. The SLRD would generate some revenue through fees from taking in additional sewage from the camp.
- Potable water will be supplied by an existing well and treated and stored onsite in a new treatment facility for the camp. Water storage will also be provided to address onsite fire suppression systems and fire protection coverage.
- Food service will be provided in the camp as it is intended to be a full service self contained facility dedicated to residents of the facility only, and not open to the public.
- Solid waste, organics, and recycling will be collected and transported from the site by Carney's Waste Systems on a weekly or as needed basis.

Analysis:

The site location map attached as Appendix 1 shows the general location of the camp on the property legally described as District Lot 1538, Group 1, NWD, Except: Firstly; Part in reference plan 4390, Secondly; part in reference plan 4878, Thirdly; Part on plan 21576, Fourthly; Part shown as 8.31 acres on highway plan 76, Fifthly; Part shown as 0.08 acres on highway plan 76, Sixthly; Portion on plan BCP29232. The detailed site plan of the camp is attached as Appendix 2. Appendix 3 provides additional information, summarized below, about parking and traffic planning issues. Appendix 4 includes photos of a similar work camp done by LandSea located in Port Edwards in the North Coast area of BC.

The water and sewerage systems are subject to approval by the Vancouver Coastal Health Authority, and by the SLRD for accepting the transfer of sewage to its Britannia Beach North treatment facility.

Parking is proposed to be provided onsite for occupants of the camp - up to 100 long term spots, 19 visitor parking spots, with 4 bus stalls, and 25 long-term RV spots. It is not intended by the applicant that workers will use their personal vehicles to commute to and from the camp. As part of their transportation plan, all workers will be bused and/or shuttled to and from the camp to mitigate traffic issues on the highway. The applicant has indicated their awareness of traffic concerns on the highway, and is looking to minimize any potential disruptions or disturbances generated by their proposal. The applicant notes that they are also seeking to minimize any potential disruptions through the site, and within the camp itself, not just on the highway.

In terms of transportation planning, buses are proposed to leave the camp at 7:00 am and head northbound destined for the Squamish waterfront at 7:20 am. There would be buses heading southbound in the evening from the Squamish waterfront at 6:00 pm, arriving back at the camp at 6:20 pm. LandSea estimates that there could be an average of 10 – 14 staff

commuting to and from the camp each day, which would be done either through carpooling, or a staff shuttle bus. There are also plans for a daily shuttle service between the camp and Squamish for workers to run errands and recreate. Approximately 8 – 12 truck trips per week are expected to run to address supply deliveries, food, garbage, recycling, and organics collection, and wastewater removal.

Potential Conditions of the TUP

- While the intent of the camp is to provide worker housing and not vacation or short term rentals, the TUP could include conditions around length of stay e.g. a minimum required rental of 28-30 days, to prevent competition with hotels and other legal short term rental accommodation providers and to ensure that the camp is actually utilized by employees. This would apply to the RV spots as well as the dormitories.
- Additional conditions might consider limiting worker housing to employees working in specific areas such as Squamish and Whistler vs. Vancouver.
- The work camp buildings and structures will all require building permits, and potentially development permits such as the Riparian Protection, Wildfire Protection, and Comprehensive Development.
- The parking requirements, transportation plan and operations could be incorporated into the permit to ensure minimal personal vehicular traffic to and from the site along with ensuring reliance on bus and shuttle services.
- Solid waste and wildlife attractant management – garbage, recycling, and organics collection required to be in sheltered bear proof containers to prevent issues such as those currently occurring in Britannia Beach North residential areas.

The report and temporary use permit would be brought back to the SLRD Board in July for consideration. Prior to that, the neighbouring properties within 150 m would be sent a notification, and the newspaper advertisements would be placed in the Squamish Chief as per the *Local Government Act* requirements. Any responses from the public would then be presented to the Board at the July 26, 2017 meeting.

SLRD staff are seeking comments from the Board on the proposed TUP to determine the level of support for such an application, and for input on what issues need to be addressed prior to staff bringing the TUP before the Board for consideration of approval in July.

Regional Considerations:

This is a temporary work camp proposed for part of the property that is associated with the Taicheng Development Corporation Britannia Beach South rezoning application. The work camp is not related to the rezoning application or the proposed Britannia Beach South project. The work camp would be primarily intended to provide accommodation for employers to rent on behalf of their employees in the Sea to Sky corridor. A shuttle and bus service would be established to ensure employees are transported to and from the camp without significantly increasing vehicular traffic on Highway 99.

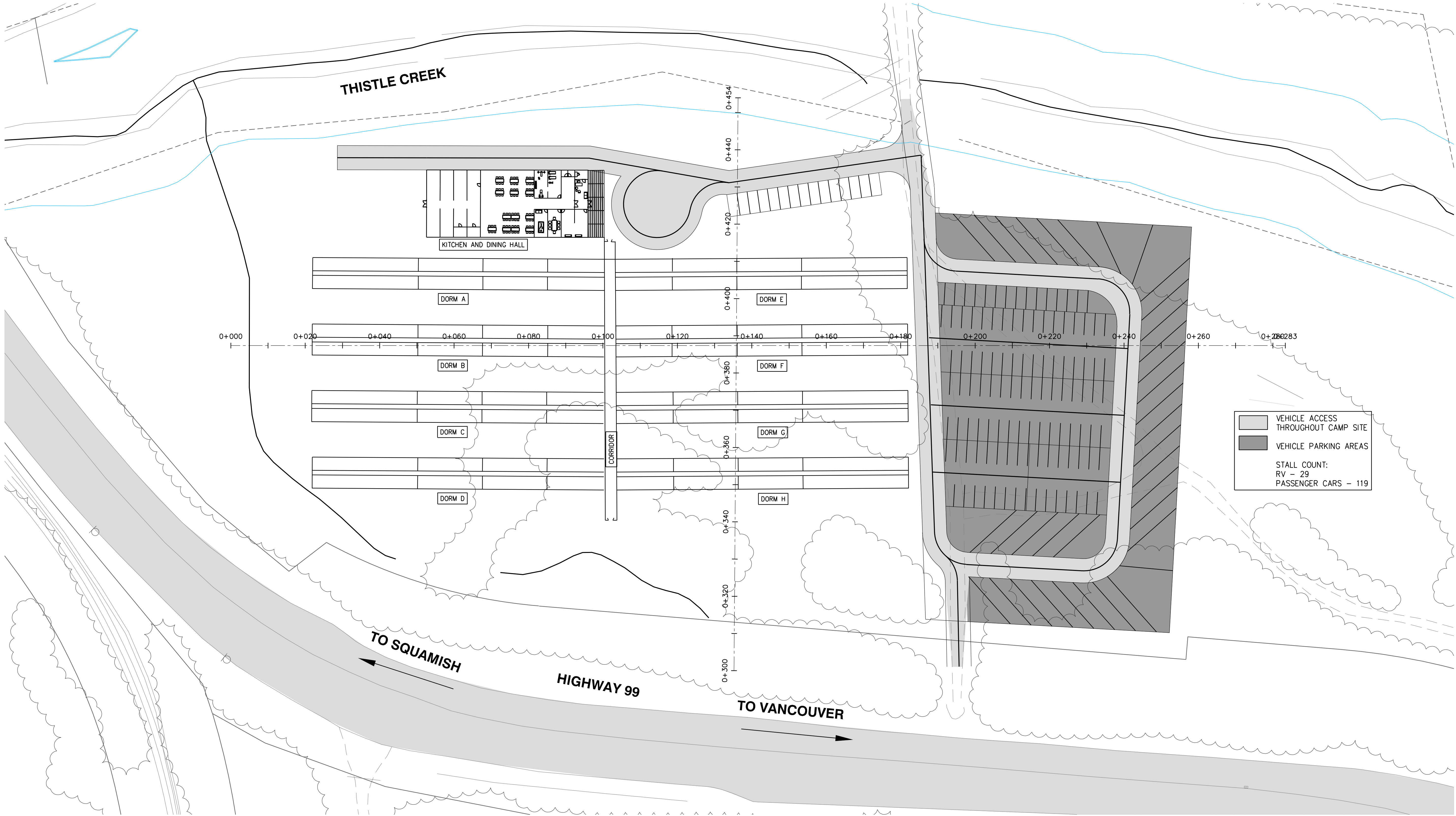
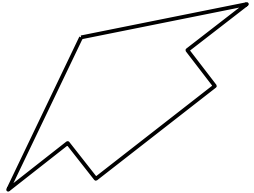
Submitted by: I. Holl, Senior Planner

Reviewed by: K. Needham, Director of Planning & Development Services

Approved by: L. Flynn, Chief Administrative Officer

Figure 2 - Lot Location





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CLIENT	LANDSEA CAMP SERVICES 7-38921 PROGRESS WAT, SQUAMISH, BC, V8B 0K6
DRAWING DESCRIPTION	BRITANNIA TEMPORARY CAMP LAYOUT

SURVEYED BY	
DRAWN BY	JF
DESIGNED BY	JF
CHECKED BY	RD
SCALES	
0 1:500 20m	

DATE	2017-06-09
DRAWING No.	17-0176-L1
SHEET 1 OF 1	REV. 0
DESTROY ALL PRINTS BEARING PREVIOUS No.	

APPENDIX 3

June 9, 2017

Squamish Lillooet Regional District

Attention: Kim Needham, Director of Planning and Development
Ian Holl, Senior Planner

Reference: Taicheng Development Corporation
Britannia South Lands
Application for a Temporary Use Permit

Please find the following updates to our TUP application regarding site layout, parking and transportation plan.

UPDATED LAYOUT (See attached Britannia Temporary Camp Layout)

The workforce accommodation camp has been relocated to the western portion of the 10 acre site to allow for increased parking and 29 RV lots for additional accommodation options. A gatehouse will be positioned at the entrance for security purposes and the workcamp will be fenced with a hedge along the access road to mitigate both dust and noise while providing a suitable separation from the road and parking area.

The site will be visually pleasing and relatively unnoticeable from the highway. A natural buffer of vegetation will be maintained along the perimeter of the site and along either side of the private road that leads through Britannia South. (See sample photos of our North Coast Camp)

TRANSPORTATION AND PARKING

A transportation plan to move workers to and from the camp via charter busses will limit personal vehicles entering the site, minimize traffic congestion along the corridor and maximize road safety. A secure space for 100 long term parking spots, 4 bus stalls and 25 long-term RV spots will be provided. Please see attached site plan for further details.

Camp Workers

Workers will be transported by charter bus from the camp to a waterfront location in Squamish where they will then board a crew boat to a worksite. Traffic from camp will be against the usual flow of commuter traffic in both the AM and PM peak hours. Buses will depart the camp at 0700 and will head Northbound for arrival at the Squamish waterfront at 0720. In the evening, the busses will leave the waterfront at 1800 and head southbound for arrival back at camp at approximately 1820.

Camp Staff

LandSea intends to hire as many local staff as possible in the administering and operation of the camp. It is anticipated that on average 10-14 staff would commute to and from work each day. Carpooling incentives and or a staff shuttle bus are options that LandSea is considering to further minimize traffic.

Deliveries and Servicing

The camp will have deliveries of supplies and services during its operation, including food, garbage and waste water removal. On average, approximately 8-12 truck trips per week are expected to support the camp, which would largely occur outside peak traffic hours

Daily Shuttle Service

It is proposed that a shuttle service will operate between the camp and Squamish to provide any camp guests with an opportunity to experience the sights of Squamish or run personal errands. The shuttle will operate at specific hours and will end in the evening.

LandSea North Coast Camp
Port Edward, BC
250 Personnel

APPENDIX 4



Security Hut and Main Entrance





Dorm Exteriors and Utilities Connections



Loading Dock and Deliveries Entrance



Standard Executive Room



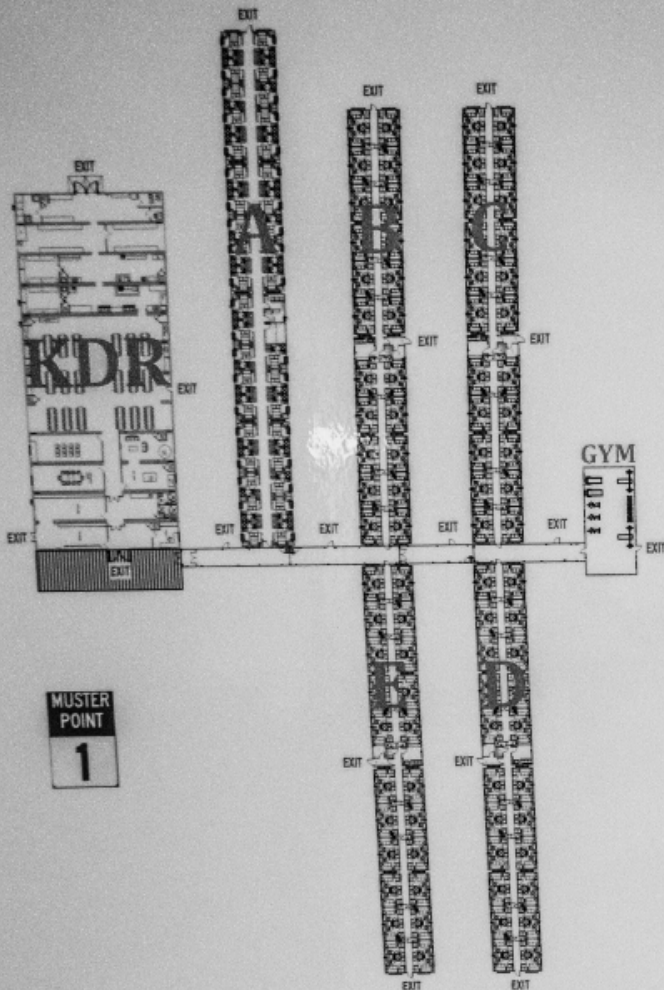
Private Ensuite











Quiet Hours
9pm - 5am



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FIRE DEPARTMENT
BY PHONE 911

FIRE

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PULL DOWN

