



To: Electoral Area Committee

From: Marcin Pachcinski, Division Manager, Electoral Area, Planning and Analytics
Regional Planning and Housing Services

Date: January 27, 2026

Meeting Date: February 6, 2026

Subject: **Electoral Area A Temporary Use Permits**
MVRD Electoral Area A Zoning Amendment Bylaw No. 1446, 2026
MVRD Fees and Charges Amendment Bylaw No. 1450, 2026

RECOMMENDATION

THAT the MVRD Board:

- a) give three readings to the following bylaws:
 - *Metro Vancouver Regional District Electoral Area A Zoning Amendment Bylaw No. 1446, 2026*; and
 - *Metro Vancouver Regional District Fees and Charges Amendment Bylaw No. 1450, 2026*; and
- b) direct staff to forward *Metro Vancouver Regional District Electoral Area A Zoning Amendment Bylaw No. 1446, 2026* to the Ministry of Transportation and Transit for approval.

EXECUTIVE SUMMARY

The Metro Vancouver Regional District (MVRD) is the local government for Electoral Area A and has a zoning bylaw and official community plan in place for the rural and remote areas where it is responsible for local land use planning. Staff have recently been advised that the Royal Vancouver Yacht Club is considering a potential future application for a temporary use at the Wigwam Inn site, for which a temporary use permit (TUP) would be the most appropriate mechanism to evaluate the use and apply conditions. Currently, neither the Zoning Bylaw nor the Official Community Plan enable the issuance of temporary use permits, as required by legislation. Therefore, staff have prepared and recommend a zoning bylaw amendment and a corresponding \$1000 fee bylaw amendment to enable this permitting tool and allow the Board and its delegates to consider temporary use permits in general.

If the Board adopts the proposed amendments to enable temporary use permits, this decision would only establish the legislative authority and fee structure required to consider temporary uses in Electoral Area A. It would not approve any specific temporary use. Should the Royal Vancouver Yacht Club decide to proceed, it may submit a future TUP application to allow temporary worker accommodation for FortisBC at the Wigwam Inn site. Any such application would be assessed on its own merits, include opportunities for public input, and be brought to the MVRD Board for a decision.

A public information meeting regarding the potential introduction of temporary use permits and the specific FortisBC-Wigwam Inn proposal will be held on January 28, 2026. Staff will provide a verbal summary of the meeting to the Committee on February 6 and share any written comments received on-table.

PURPOSE

To consider enabling temporary use permits in the Electoral Area A Zoning Bylaw (Reference 1) and adding a corresponding application fee to the MVRD Fees and Charges Bylaw (Reference 2).

BACKGROUND

In late 2025, FortisBC approached Metro Vancouver staff to discuss potential options to locate a temporary worker camp for its Eagle Mountain–Woodfibre Gas Pipeline Project (Reference 3), which includes constructing a new gas pipeline parallel to an existing one north of Indian Arm in Electoral Area A. After deciding they would like to locate the temporary worker camp at the Wigwam Inn, FortisBC and Royal Vancouver Yacht Club (owners of the Wigwam Inn property) met with Metro Vancouver staff to discuss how they could apply for this temporary use. Staff and the representatives agreed that a temporary use permit would be the most appropriate mechanism, and therefore staff have prepared the necessary bylaw amendments to introduce temporary use permits as a general tool (Attachments 1 and 2) that are presented in this report.

TEMPORARY USE PERMITS

Pursuant to sections 492-497 of the *Local Government Act*, where a local government has designated areas and specified general conditions in a zoning bylaw or official community plan, it may issue temporary use permits that:

- allow a use not permitted by a zoning bylaw;
- specify conditions under which the temporary use may be carried on; and
- allow and regulate the construction of buildings or structures in respect of the use for which the permit is issued.

Conditions of the permit may also include requiring the land owner to provide:

- a form of security (irrevocable letter of credit or security deposit) to guarantee the performance of the terms of the permit
- an undertaking to:
 - demolish or remove a building or other structure, and
 - restore land described in the permit to a condition specified in the permit by a date specified in the permit.

A temporary use permit may be issued for up to three years and may be renewed once for up to another three years. A local government may delegate the authority to issue temporary use permits by bylaw with a 2/3 affirmative vote.

PROPOSED BYLAW AMENDMENTS

Proposed Electoral Area A Zoning Bylaw Amendment (Attachment 1)

The proposed zoning bylaw amendment would allow temporary use permit applications to be considered in all zones, and lists the general conditions that would be considered when reviewing applications (see below). The general conditions provide guidance on the types of issues that should be evaluated when considering each application. Given the wide-range of potential applications, the general conditions are broad and may apply to various degrees depending on the application.

General conditions to be considered when reviewing temporary use permit applications

- (a) Whether the proposed use is of a temporary nature or whether it would be more appropriate for the Regional Board to consider permitting the use by rezoning;
- (b) The compatibility of the proposed use with the surrounding area, including potential impacts;
- (c) The ability of the proposed use and any associated buildings and structures to be adequately serviced (e.g. water, sewerage);
- (d) The ability to avoid or mitigate any known natural hazard and security risks;

- (e) The ability to avoid or mitigate potential impacts or other concerns raised by the public that the Regional Board or its delegate considers necessary to address;
- (f) Whether specific conditions should be included in the temporary use permit, including but not limited to:
 - i. the use of specific areas, buildings, and structures, including hours of use;
 - ii. appearance, noise, and light;
 - iii. site caretakers and contact information sharing;
 - iv. site rehabilitation;
 - v. a form of security to guarantee the performance of the terms of the temporary use permit; and
 - vi. an undertaking to:
 - i. demolish or remove a building or other structure, and
 - ii. restore land described in the temporary use permit to a condition specified in the temporary use permit by a date specified in the temporary use permit.

The proposed bylaw would delegate the authority to issue temporary use permits to the following MVRD employees:

- Chief Administrative Officer; and
- General Manager responsible for Electoral Area A.

Delegation of this authority does not prevent staff from bringing future temporary use permits to the Board where Board discussion and direction is necessary. The FortisBC proposal for temporary worker accommodation at the Wigwam Inn described in this report is an instance where the Board should decide on the future application, given the strong public interest surrounding it. Future temporary use permit applications that have strong public interest, large scale of impact, or lack of clear community support (e.g. first time applications for short-term rentals in a community) would also be brought to the Board. The delegation of authority enables staff to process temporary use permits that do not have significant impacts on the surrounding community and ones where there is clear direction that a use is generally compatible with the surrounding community (e.g. if there was previous consultation with a specific community that short-term rentals were supported).

There is no language restricting temporary use permits in the Electoral Area A Official Community Plan (OCP). Therefore, the proposed zoning bylaw amendment is deemed to be consistent with the OCP, and no public hearing is required. Regardless, to ensure Electoral Area A Indian Arm residents were aware of and could provide feedback on the proposed introduction of temporary use permits and the proposal for temporary worker accommodation, a public information meeting has been organized for January 28, 2026.

Proposed MVRD Fees and Charges Bylaw Amendment (Attachment 2)

All fees and charges associated with Electoral Area A bylaws are provided for in the MVRD Fees and Charges Bylaw. The proposed amendment would add a temporary permit application fee of \$1,000. This is the same amount charged for development variance permits.

POSSIBLE PROPOSAL FOR TEMPORARY WORKER ACCOMMODATION

FortisBC has provided a rationale and description of the proposed temporary worker accommodation at the Wigwam Inn, which is found in Attachment 3. For convenience, below is a paraphrased bullet-point summary of some key points in that attachment.

- FortisBC has been progressing the Eagle Mountain – Woodfibre Gas Pipeline Project, which includes construction of a natural gas pipeline that generally parallels FortisBC's existing pipeline from Coquitlam to Howe Sound.
- Currently, crews working on the Indian River Valley portion access their worksites daily by water-taxi from a marina in the District of North Vancouver up to the top of Indian Arm. This daily commute consumes 1.5 to 2 hours each way.
- The daily water-taxi commute represents a significant loss in productive hours, directly contributing to operational inefficiencies and increased project costs. It has also resulted in an increased number of water taxis accessing the head of Indian Arm and concerns with vessel wakes and associated fuel consumption.
- The proposal is to construct a land-based construction camp at the Wigwam Inn for approximately 100 workers. The camp would be sited on level and primarily cleared lands of the Wigwam Inn and would have access to on-site diesel power generation, potable water treatment and sewage containment facilities.

FortisBC representatives have mentioned that they expect the temporary worker accommodation to be needed for approximately one-year. There are 300-400 workers who travel daily by boat from the District of North Vancouver to northern Indian Arm. A representative of the Board of the Royal Vancouver Yacht Club has confirmed that the organization supports the proposal, and they would submit the temporary use permit application as the Wigwam Inn landowners.

FortisBC representatives have also indicated that they have been consulting with the səlilwətaɬ (Tsleil-Waututh Nation), who have IR4 and IR4A at the mouth of the Indian River, and Skw̱xwú7mesh Úxwumixw (Squamish Nation). Staff expect the proponents will provide additional information on this consultation directly to the Committee.

PUBLIC INFORMATION MEETING

To ensure that Electoral Area A Indian Arm residents have the opportunity to understand and provide feedback on both the temporary worker accommodation proposal and potential bylaw amendments, the Electoral Area A Director and staff have organized a virtual public information meeting to be held on January 28, 2026. Staff will provide a verbal summary of the meeting to the Committee on February 6 and share any written comments received on-table.

NEXT STEPS

Bylaw Amendments

Staff will publish the legislatively-required public notices prior to consideration of first bylaw reading in accordance with section 464 of the *Local Government Act*. Any feedback received from residents will be provided directly to the Board.

If the MVRD Board gives three readings to the bylaw, it will be forwarded to the Ministry of Transportation and Transit for approval before being brought back for consideration of adoption. Approval from the Ministry of Transportation and Transit is required because the proposed zoning bylaw amendment covers areas within 800 m of controlled access highways, per Section 52 of the *Transportation Act*.

If the MVRD Board adopts the zoning and fee bylaw amendments, staff would update the bylaws and create an application form for temporary use permits that would be made publicly available on the website.

Fortis BC/Wigwam Inn Temporary Use Permit Application

If the MVRD Board adopts the zoning and fee bylaw amendments, staff would provide the temporary use permit application form to the proponents and await its submittal along with the \$1000 payment. Then staff would publish a public notice with relevant application details in accordance with section 494 of the *Local Government Act*, including when the temporary use permit would be considered by the Board. If warranted, an additional public information meeting would also be held to provide another opportunity for community feedback.

If the Board ultimately decides to issue the temporary use permit (along with any conditions), the applicant would then prepare necessary information to apply for a building permit and any other authorizations (e.g. from the health authority).

ALTERNATIVES

1. THAT the MVRD Board:
 - a) give three readings to the following bylaws:
 - *Metro Vancouver Regional District Electoral Area A Zoning Amendment Bylaw No. 1446, 2026*; and
 - *Metro Vancouver Regional District Fees and Charges Amendment Bylaw No. 1450, 2026*; and
 - b) direct staff to forward *Metro Vancouver Regional District Electoral Area A Zoning Amendment Bylaw No. 1446, 2026* to the Ministry of Transportation and Transit for approval.
2. THAT the Electoral Area Committee receive for information the report dated January 27, 2026, titled “Electoral Area A Temporary Use Permits MVRD Electoral Area A Zoning Amendment Bylaw No. 1446, 2026 MVRD Fees and Charges Amendment Bylaw No. 1450, 2026”.

FINANCIAL IMPLICATIONS

If the Board adopts the bylaw amendments, a new \$1000 fee will be introduced for temporary use permit applications. Electoral Area A sees on average less than ten building permits per year and no rezonings. Therefore, the introduction of these permits and the fee is expected to have a minimal impact on the Electoral Area Services budget. There is the potential for future costs associated with enforcement of the permit conditions in cases where the permit holders do not abide by them and enforcement action is warranted (staff time and potential legal costs). This is difficult to predict and is similar to the risk for permanent uses in the zoning bylaw. Information regarding any impacts would be provided to the Committee and Board as part of the annual budget approval process.

OTHER IMPLICATIONS

If the Board adopts the bylaw amendments, temporary use permits would be enabled generally. This may result in future new applications, though as noted above, not many would be expected. For example, short-term rentals are currently not allowed in the Electoral Area A Zoning Bylaw, but some residents have expressed interest in this use. If a temporary use permit application for a short-term rental were to be received, staff would include consultation with the surrounding community to gather input that could be used to consider issuance and specific conditions. A broader community discussion on short-term rentals is planned to occur as part of the Electoral Area A Official Community Plan review, which is part of the Committee’s work plan for 2028.

CONCLUSION

Temporary use permits are a relatively common local government tool that is currently missing from the Board's toolbox for Electoral Area A. The temporary worker accommodation possible proposal is a good example of the type of use that this tool was meant to be used for, as it is a construction project that is inherently temporary in nature.

ATTACHMENTS

1. *MVRD Electoral Area A Zoning Amendment Bylaw No. 1446, 2026.*
2. *MVRD Fees and Charges Amendment Bylaw No. 1450, 2026.*
3. FortisBC/Wigwam Inn Temporary Worker Accommodation Proposal.

REFERENCES

1. FortisBC. (2026). *Eagle Mountain–Woodfibre Gas Pipeline Project.*
<https://talkingenergy.ca/project/eagle-mountain-woodfibre-gas-pipeline-project>
2. Metro Vancouver. (2025, October). *Electoral Area A Zoning Bylaw.*
https://metrovancouver.org/Boards/Bylaws/MVRD_Bylaw_1144_Consolidated.pdf
3. Metro Vancouver. (2025). *MVRD Fees and Charges Bylaw.*
https://metrovancouver.org/Boards/Bylaws/MVRD_Bylaw_1434.pdf

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METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1446, 2026
A bylaw to amend “Greater Vancouver Regional District
Electoral Area A Zoning Bylaw No. 1144, 2011”

WHEREAS:

- A. The Board of Directors of the Metro Vancouver Regional District has adopted “Greater Vancouver Regional District Electoral Area A Zoning Bylaw No. 1144, 2011”; and
- B. The Board of Directors of the Metro Vancouver Regional District wishes to amend “Greater Vancouver Regional District Electoral Area A Zoning Bylaw No. 1144, 2011”.

NOW THEREFORE the Board of the Metro Vancouver Regional District enacts as follows:

Citation

1. The official citation of this bylaw is “Metro Vancouver Regional District Electoral Area A Zoning Amendment Bylaw No. 1446, 2026”.

Amendment of Bylaw

2. “Greater Vancouver Regional District Electoral Area A Zoning Bylaw No. 1144, 2011” is amended as follows:

- (a) A new division is added, in numerical order, with the following:

DIVISION 800 TEMPORARY USE PERMITS

Designation of temporary use permit areas

801 Temporary uses may be allowed for the purposes of section 493 of the *Local Government Act* within all zones shown on Schedule “A”.

General conditions regarding the issue of temporary use permits

802 In considering the issue of a temporary use permit, the Regional Board or its delegate shall consider the following:

- (a) Whether the proposed use is of a temporary nature or whether it would be more appropriate for the Regional Board to consider permitting the use by rezoning;
- (b) The compatibility of the proposed use with the surrounding area, including potential impacts;
- (c) The ability of the proposed use and any associated buildings and structures to be adequately serviced (e.g. water, sewerage);
- (d) The ability to avoid or mitigate any known natural hazard and security risks;
- (e) The ability to avoid or mitigate potential impacts or other concerns raised by the public that the Regional Board or its delegate considers necessary to address;
- (f) Whether specific conditions should be included in the temporary use permit, including but not limited to:
 - i. the use of specific areas, buildings, and structures, including hours of use;

ii. appearance, noise, and light;

iii. site caretakers and contact information sharing;

iv. site rehabilitation;

v. a form of security to guarantee the performance of the terms of the temporary use permit; and

vi. an undertaking to:

- i. demolish or remove a building or other structure, and
- ii. restore land described in the temporary use permit to a condition specified in the temporary use permit by a date specified in the temporary use permit.

Section 803 is removed from the bylaw that will be considered by the MVRD Board on February 27, 2026. If adopted, this means that the MVRD Board (rather than staff) would see all temporary use permit applications and directly decide whether or not to issue them.

~~Delegation of Authority~~

~~803~~ The authority to issue temporary use permits is delegated to the following Metro Vancouver Regional District employees, and includes any person designated to act in their place from time to time:

- (a) ~~Chief Administrative Officer~~; and
- (b) ~~General Manager responsible for Electoral Area A~~.

Application Fee

804 At the time of application for a temporary use permit, the applicant shall pay to the Metro Vancouver Regional District a temporary use permit application fee as prescribed in *MVRD Fees and Charges Bylaw*.

(b) The Table of Contents is amended accordingly.

First public notification given this _____ day of _____, _____.

Second public notification given this _____ day of _____, _____.

Read a first, second, and third time this _____ day of _____, _____.

Per s.52 (3)(a) of the Transportation Act, approved by the Ministry of Transportation and Transit this _____ day of _____, _____.

Adopted this _____ day of _____, _____.

Mike Hurley, Chair

Dorothy Shermer, Corporate Officer

METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1450, 2026
A bylaw to amend “Metro Vancouver Regional District
Fees and Charges Bylaw No. 1434, 2025”

WHEREAS:

- A. The Board of Directors of the Metro Vancouver Regional District has adopted “Metro Vancouver Regional District Fees and Charges Bylaw No. 1434, 2025”; and
- B. The Board of Directors of the Metro Vancouver Regional District wishes to amend “Metro Vancouver Regional District Fees and Charges Bylaw No. 1434, 2025”.

NOW THEREFORE the Board of the Metro Vancouver Regional District enacts as follows:

Citation

1. The official citation of this bylaw is “Metro Vancouver Regional District Fees and Charges Amendment Bylaw No. 1450, 2026”.

Amendment of Bylaw

2. “Metro Vancouver Regional District Fees and Charges Bylaw No. 1434, 2025” is amended as follows:

- (a) In Schedule “A”, a new Clause 4 is added, in numerical order, to section “Electoral Area A – Zoning Fees” with the following:

4.	Temporary use permit application fee	\$1,000.00
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Read a first, second, and third time this _____ day of _____, _____.

Adopted this _____ day of _____, _____.

Mike Hurley, Chair

Dorothy Shermer, Corporate Officer

Project Overview

FortisBC has been progressing the Eagle Mountain – Woodfibre Gas Pipeline (EGP) Project, which includes construction of an approximately 47 km long 24-inch diameter natural gas pipeline and associated infrastructure. The pipeline generally parallels FortisBC's existing Vancouver Island pipeline from the existing Eagle Mountain Compressor Station in Coquitlam, BC to the Woodfibre Liquefied Natural Gas Ltd. (WLNG) site on the northwestern shore of Howe Sound.

The Pipeline expansion includes two main segments. The first (EGP South) is a three-kilometer looping of pipeline from the Eagle Mountain Compressor station in Coquitlam BC. This portion of the Project has already been completed. The second (EGP North) is a looping of the existing pipeline through the Indian River and Stawamus River Valleys to Squamish, BC. The pipeline will then continue through a nine-kilometer-long tunnel that is currently being constructed under the Squamish River Estuary to the WLNG site on Howe Sound. The pipeline and tunnel are both approximately halfway complete.

Current Workforce Access and Logistics Challenges

To facilitate construction of the EGP North pipeline, FortisBC crews are currently accessing and building from both its northwest and southern ends. Crews based out of Squamish are building the portion of the pipeline from the headwaters of the Stawamus and Indian Rivers to Squamish, while crews working on the portion through the Indian River Valley access their worksites by water taxi via the Indian Arm.

This logistical setup presents considerable challenges and inefficiencies, especially for the teams working in the Indian River Valley. Currently, all workers designated for this section are transported daily by water taxi. The journey originates at Lynnwood Marina and terminates at the passenger dock at the Barge Landing site. This daily commute is protracted, consuming a substantial amount of time—between 1.5 and 2 hours for the one-way trip. This lengthy travel time represents a significant loss in productive hours, directly contributing to operational inefficiencies and increased project costs. It has also resulted in an increased number of water taxis accessing site at the head of Indian Arm and concerns with vessel wakes and associated fuel consumption.

Proposed Temporary Workforce Accommodation

To mitigate the current travel-related inefficiencies and improve overall project productivity, the project team is pursuing a temporary workforce accommodation (TWA) in Indian Arm. The proposal is to construct a land-based construction camp at the Wigwam Inn for

approximately 100 workers. This site is owned and operated as an out-station by the Royal Vancouver Yacht Club (RVYC). The camp would be sited on level and primarily cleared lands of the Wigwam Inn and an area north of the Inn north of Wigwam Creek referred to as the soccer field. The lands are both owned by RVYC. RVYC has diesel power generation, potable water treatment and sewage containment facilities on-site.

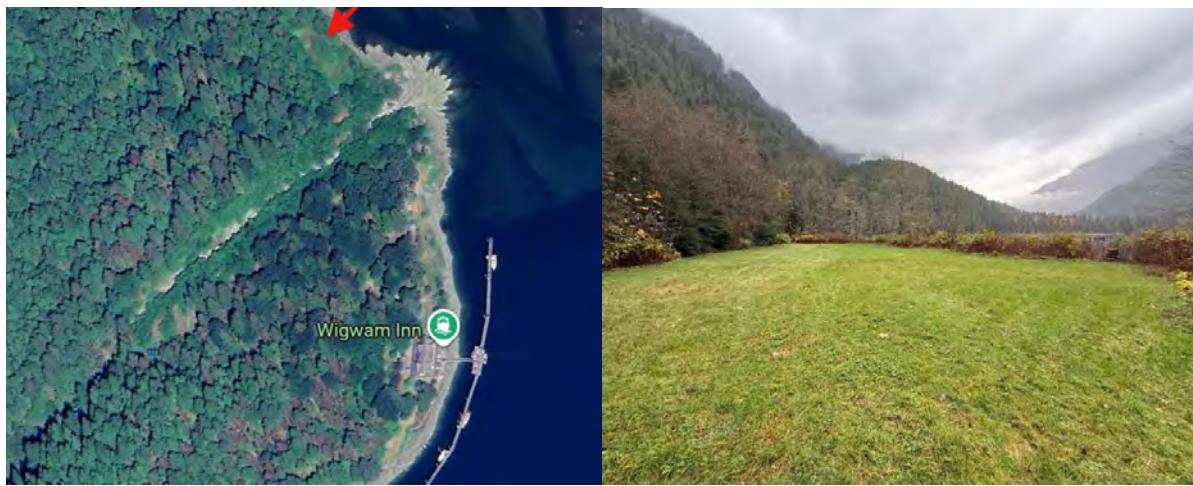


Figure 1 Site for TWA at Wigwam Inn and Soccer Field

The Wigwam Inn site is located in the Metro Vancouver Regional District (MVRD) Electoral Area A on lands that are currently zoned as C-1 (Resort Commercial) and A-2 (Extensive Rural and Recreation).

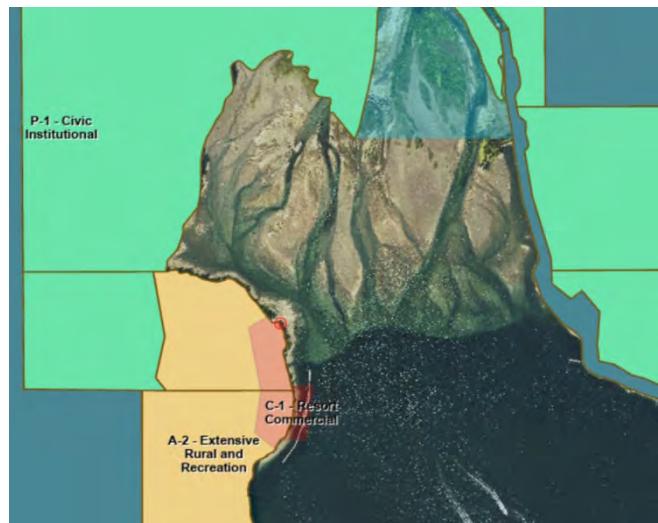


Figure 2 Current Zoning Designation - MVRD Electoral A - Zoned C-1 – Resort Commercial and A-2 Extensive Rural and Recreational

Challenge

A significant challenge associated with the proposed TWA is that neither the Resort Commercial (C-1) or the Extensive Rural and Recreational (A-2) zoning permit such a land use. In addition, MVRD zoning bylaw No. 1144 (2011) does not contain a process for a Temporary Use Permit (TUP) that might enable such a use on a temporary basis.

On December 1st, 2025, EGP project representatives (Blake Mansbridge, Darrin Marshall and Paul Anderson), and Leighton Hays from RVYC met with Tom Pearce and Marcin Pachcinski of MVRD to discuss if a TUP Process could be enabled under Bylaw No.1144. At that time, we were advised that a TUP process could be enabled if its approval was passed by a majority vote of the Electoral Area and Small Communities Committee. The first step in such a process would be the preparation of a recommendation by Metro Vancouver staff to amend the bylaw to incorporate a TUP provision.

Community Engagement

FortisBC has had preliminary discussions with the RVYC and also understands the need for effective broader community engagement associated with the proposed TWA. During the December 1st, 2025, meeting with Metro Vancouver, it was suggested that a virtual engagement session be considered in January. FortisBC has a designated community team on the EGP Project and looks forward to planning such a session, in collaboration with Metro Vancouver. FortisBC also intends to commence discussions on the proposed TWA with Indigenous Nations.

Request

This memo is being submitted to request that MVRD staff consider preparing a recommendation to the Electoral Area and Small Communities Committee to enable a temporary use permit application under Bylaw No. 1144.