Technical Memorandum

To: Paul Wood, 1346118 BC Ltd., c/o Davandy Properties Inc.

From: Donna Howes, P.Eng., FEC, PTOE, Howes Technical Advantage Ltd.

Date: October 21, 2026

Re: **Proposed Campground Development, Porteau Cove BC – Transportation Study – Rev 1**

1. Introduction

This assessment is related to the proposed campground development at Porteau Cove, BC. This project involves a rezoning application to the Squamish Lillooet Regional District (SLRD) which is currently in progress. As part of the rezoning approval process, the SLRD requires a transportation study in addition to the original Traffic Impact Assessment completed. The study scope has been determined through discussions with SLRD and BC Parks staff and this is reflected in this memorandum.

Howes Technical Advantage Ltd. (HTA) has been commissioned by Paul Wood of 1346118 BC Ltd. to undertake the transportation study. This study is based on information provided by Vis-Eng Consulting Ltd. and by the architect, Murdoch and Company Ltd. as of October 21, 2026.

2. Understanding

The proposed campground is located between the CN Railway and Highway 99 directly east of the existing BC Parks campground. The site location is shown in **Figure 1.** The referenced drawings by Vis-Eng Consulting Ltd. are attached in **Appendix A**.

The site is a brownfield site and was previously used for aggregate extraction. The proposed site is adjacent to the "Divers Parking Lot" with an access agreement through the parking lot.

The site plan is shown in **Figure 2.**

The proposed development includes the following:

- **Land Use**:
  - 47 Recreational Vehicle (RV) camp sites
  - 7 tent camp sites
  - 18 glamping sites
- **Parking**:
  - RV camp site: Each RV site will have one parking stall in addition to the RV, amounting to 47 stalls
  - Tent site: 7 walk-in camp site parking stalls provided on Road A.
  - Glamping: These sites are accessible only by management vehicles.
  - Visitor stalls: There are 34 parking stalls provided on Road A (7 stalls) and Road D (27 stalls).
- **Access**:
  - The main access to the site is Road A which connects to the Diver's Parking Lot drive aisle and this will be a two-way road which ties into the site.

- Upgrades are proposed within the Divers Parking Lot to facilitate turn around of BC Parks staff, contractor and users on BC Parks land. This has been done without negatively affecting BC Parks parking options.
- The on-site circulation has been designed to allow queuing space for check-in on private property and then to provide access to the various areas of the site and parking.
- A pedestrian walkway has been included which links the proposed development through the Divers Parking Lot across the railway connecting to the existing pathway to the waterfront. On the site, the walkway has been designed to connect to the various lots as shown in **Appendix A**.

Murdoch and Company Ltd. are the architect for the project and Vis-Eng Engineering Ltd. are the project civil engineers. A Traffic Impact Assessment was undertaken by Binnie and Associates[1] and the access to Highway 99 has been approved by the Ministry of Transportation and Transit (MoTT).

3. Transportation Study Scope

As discussed, and agreed with SLRD, the Transportation Study will include the following:

1. **Pedestrian Access:** Review of pedestrian access from the site over the CN railway tracks to the waterfront.
2. **Vehicle Access**: Review of vehicle access to the site and access through the Diver's Parking Lot.
3. **On site Traffic Management:** On site parking and circulation.
4. **Events:** Traffic management for events

4. Assumptions

The following assumptions have been made for the study:

- The Binnie Traffic Impact Study will be referenced for traffic analysis and data as required.
- The base layouts referenced includes designs from Murdoch and Company Ltd. and Vis-Eng Consulting Ltd.
- No additional traffic analysis was determined to be necessary nor has it been undertaken.

[1] Proposed Campground Development, Porteau Cove, Traffic Impact Assessment Final, R.F. Binnie and Associates, Nov 27, 2024



Figure 1: Site Location

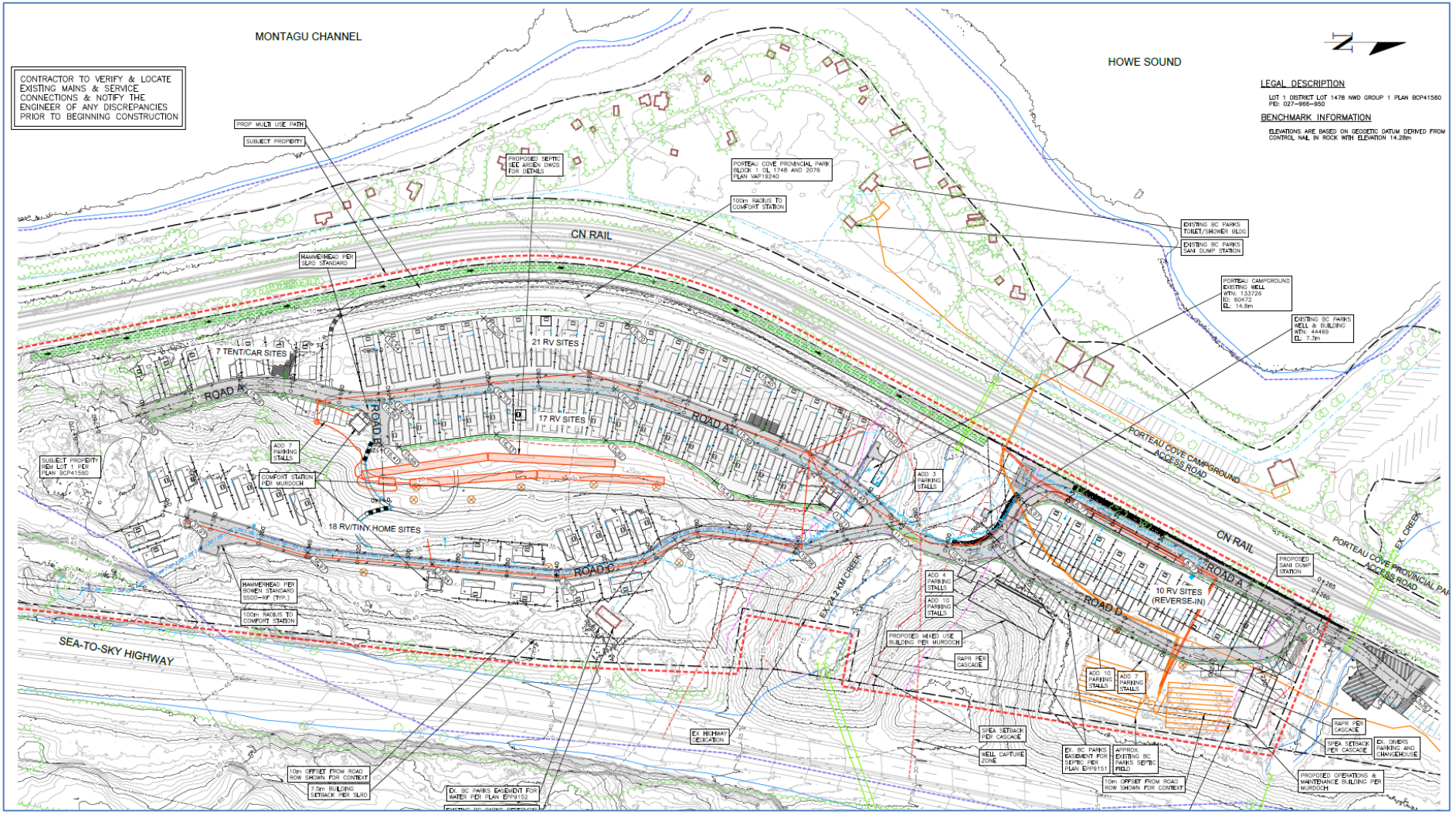


Figure 2: Site Plan (Vis-Eng Consulting Ltd., October 21, 2026)

5. Pedestrian Access

As part of the rezoning requirements, the SLRD has required a pedestrian access from the new campground to the waterfront portion of BC Parks. The current site plans were reviewed as well as the Divers Parking Lot layout. A concept was developed and reviewed with the SLRD and BC Parks on July 27, 2026. Based on feedback received, this concept was updated and the proposed walkway concept is shown in **Figure 3**.

The design includes the following:

- A 1.5m gravel walkway is located on the west side of the Diver's Parking Lot and connects to the new campground access into the site to the south.
- The south side of the Diver's Parking Lot has been improved to include a location for the garbage bins and to allow for a turn around at the south end of the parking lot for BC Parks use.
- The gravel walkway follows the west edge of the parking lot to the main access of the Diver's Parking Lot. The access to the Divers Parking Lot has been improved with a narrower throat as the current access is very wide. It has been narrowed to 6m with 3m lanes in each direction. Road markings and signage have also been improved.
- The walkway then crosses the railway line on the south side of the existing level crossing, keeping within the existing asphalt footprint of the crossing. This design discourages pedestrians from crossing the roadway at the level crossing in favour of a safer crossing location to the south.
- On the water side of the railway line, the walkway is a gravel shoulder and remains on the east side of the roadway to a marked crosswalk approximately 55m from the railway crossing. This location was chosen for the crosswalk as the grade is reasonably flat and there are clear sightlines in both directions. A break in the barrier on the west side is included to allow access to the existing pathway.
- Existing security and delineation of the CN ROW has been maintained or enhanced. Existing fence to be reinstated and/or extended from the crossing location to the second creek crossing.

AutoTurn was undertaken to review the operation of the proposed concept with two-way motorhome traffic on the roadway. This is shown in **Figure 4.** There is sufficient roadway space for both vehicles to pass each other.

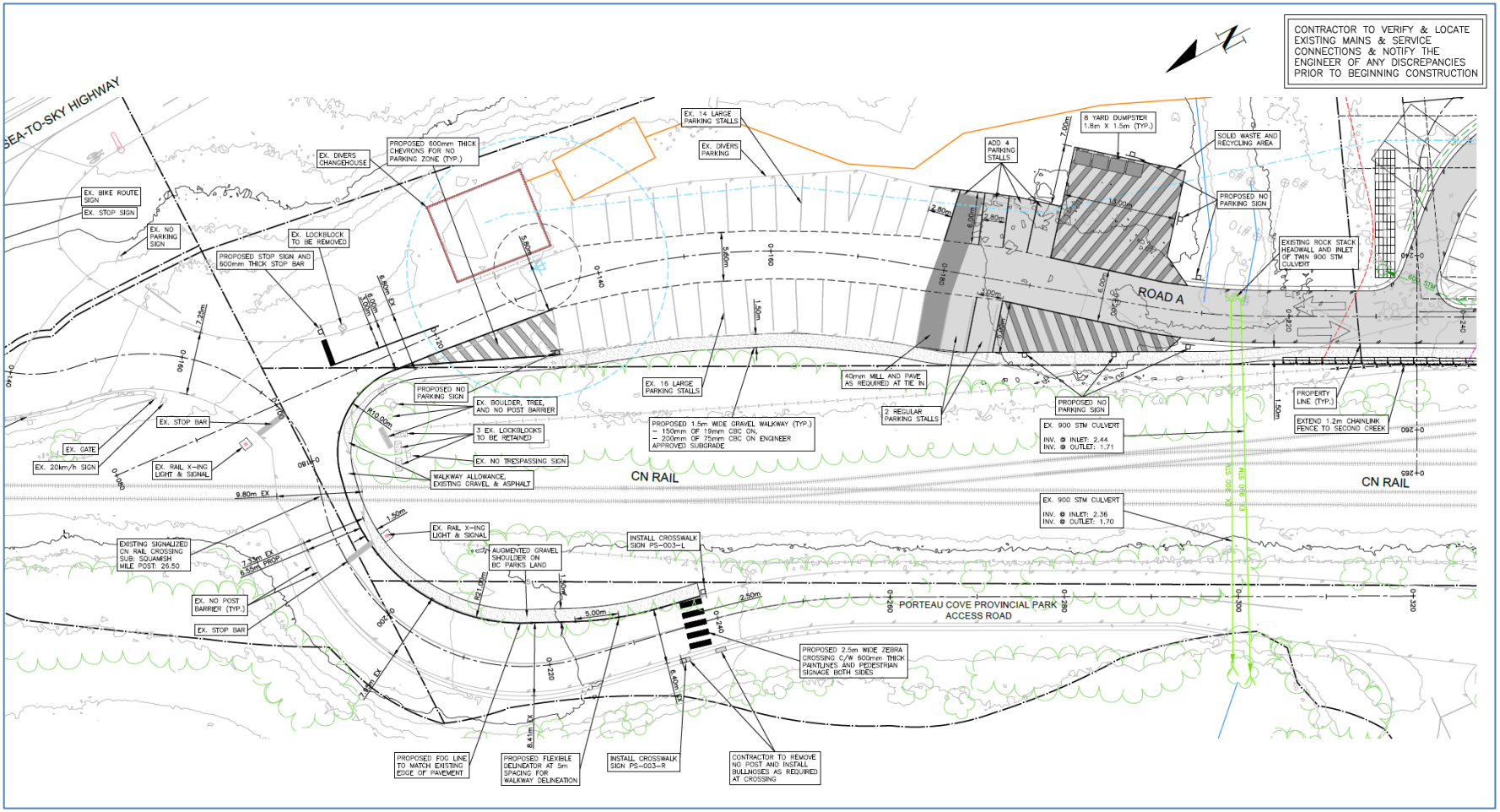


Figure 3: Concept for Walkway (Vis-Eng Consulting Ltd., October 21, 2026)

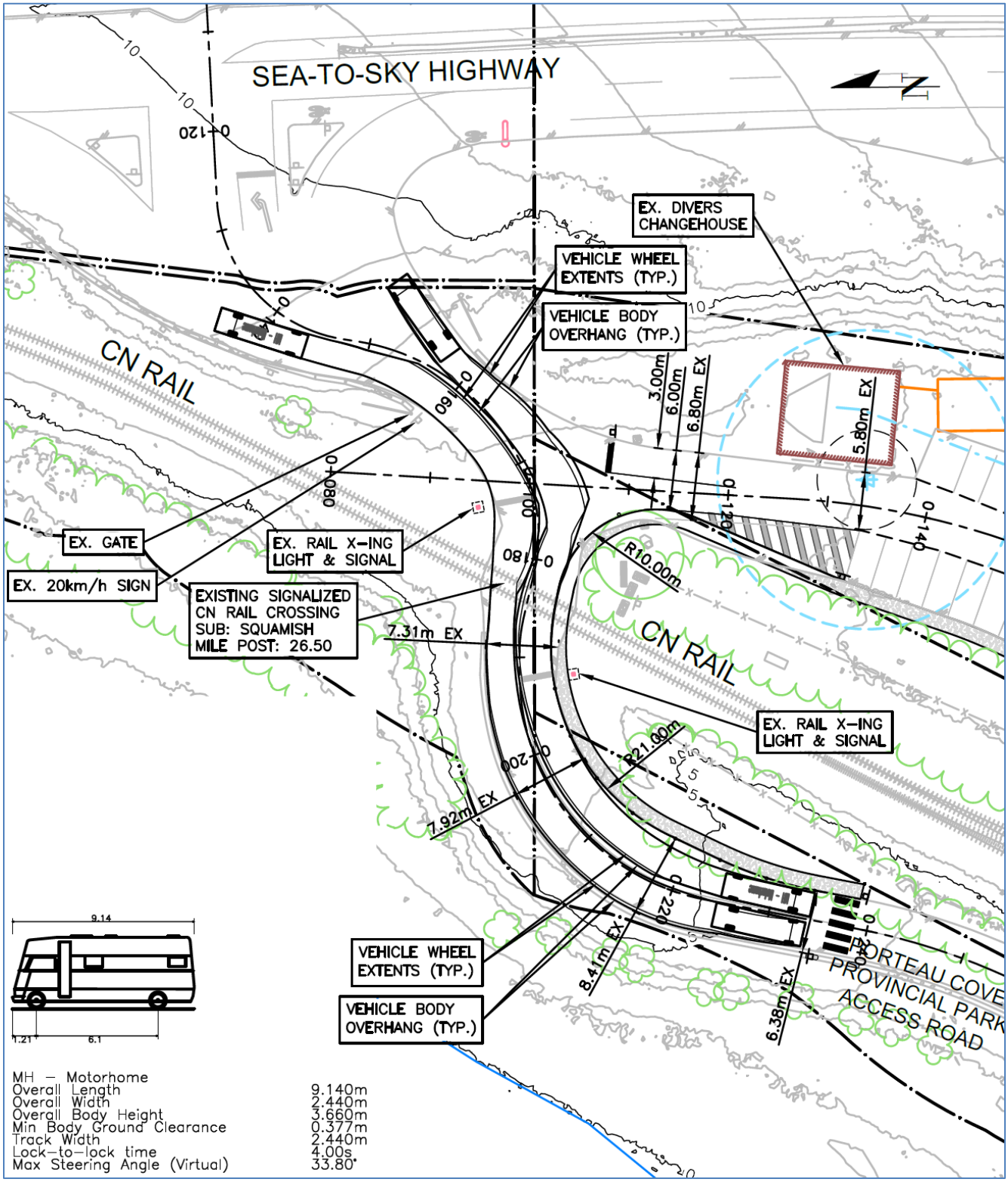


Figure 4: AutoTurn - Park Access Road (Vis-Eng Consulting Ltd., October 21, 2026)

6. Vehicle Access

Vehicles will access the site through the Diver's Parking Lot with a new Road A connection. The existing Diver's Parking Lot has 32 parking stalls (18 stalls on the west side and 14 stalls on the east side). All the stalls are wider than standard with dimensions of approximately 3m wide and 6m long.

The proposed new access to the development has been designed to tie into the centre drive aisle of the Diver's Parking Lot. With this access connection, there is the opportunity to provide a more formal solid waste and recycling area on the east side (this previously did not formally exist). In addition, 4 parking stalls can be added on the east side. Two existing stalls on the west side would be shortened to become small car parking stall length. This is shown in **Figure 5**.

The widening also provides a turnaround for vehicles in the parking lot and is sufficiently wide for garbage trucks to turnaround as well. An AutoTurn analysis was undertaken to show how a garbage truck can turn around at the end as well as a passenger car. As shown in **Figure 6** and **Figure 7,** there is sufficient roadway space for a garbage truck and a passenger car to turnaround.

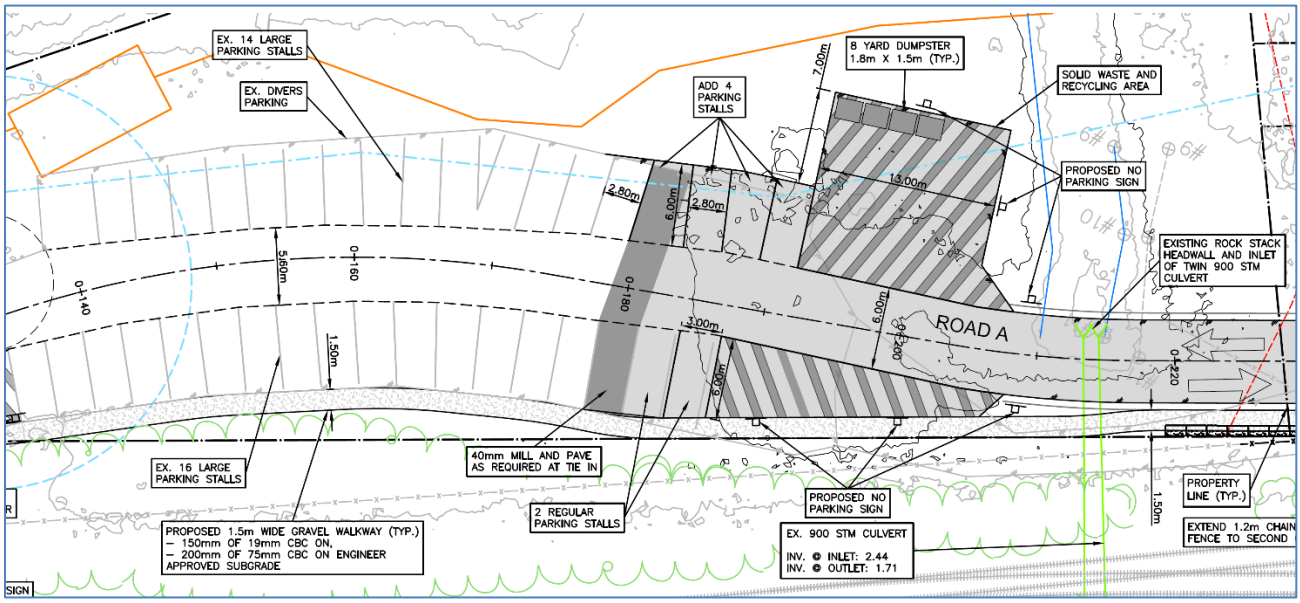


Figure 5: Diver's Parking Lot - Updates (Vis-Eng Consulting Ltd., October 21, 2026)

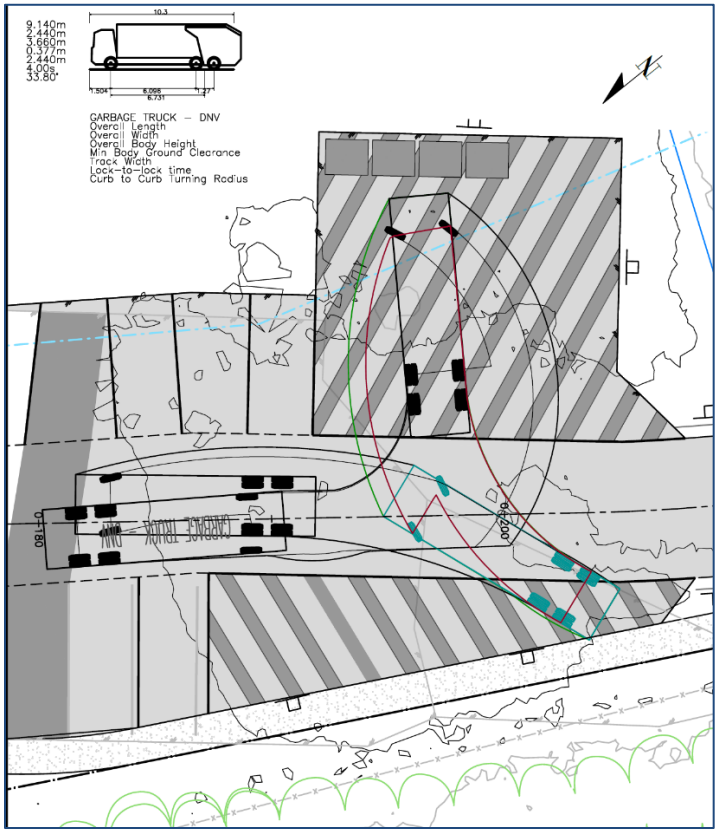


Figure 6: AutoTurn - Turnaround for garbage truck in Diver's Parking Lot

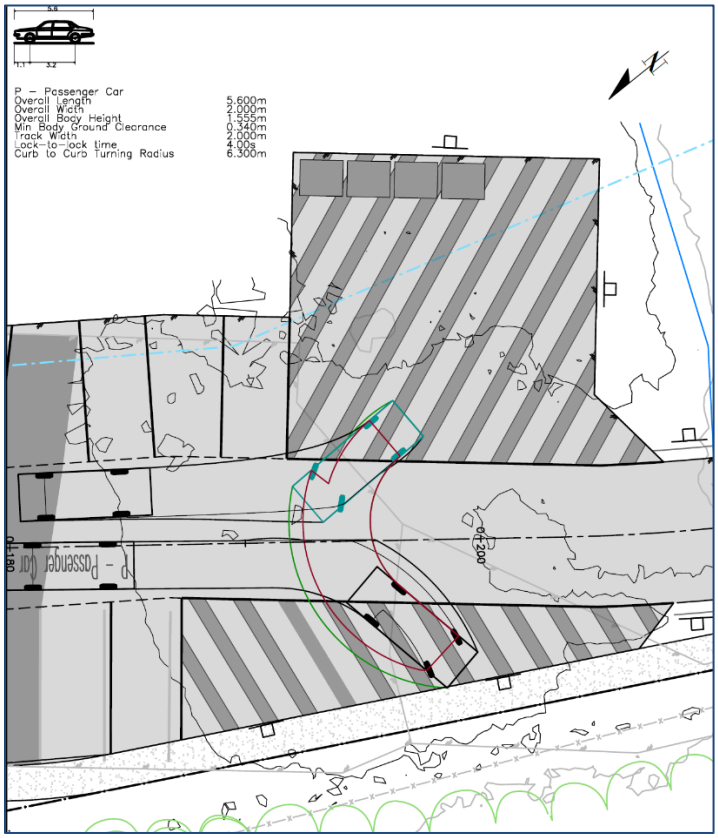


Figure 7: AutoTurn - Turnaround for passenger vehicle in Diver's Parking Lot

7. On-site Traffic Management

The on site roadways have been designed to allow for check-in, turnaround on-site and a one way circulation to allow for any queuing to occur on site. The layout of Road A and D at the entrance to the site is shown in **Figure 8**.

When campers arrive on Road A, the on-site check-in building is located 100m south of the property line. There are 4 RV stalls for temporary parking while campers check-in. Road A is designed as a one way which will allow other vehicles to pass those that are stopped for checking in.

If a camper vehicle arrives and the campsite is full, the camper vehicle can exit the site by circulating anticlockwise using Road A and then Road D. This circulation pattern would avoid any backup of camper vehicles into the Diver's Parking Lot. If there is an issue, and as a backup, the additional stacking space for vehicles of 100m (station 0+240 to 0+340) is available on Road A on private lands.

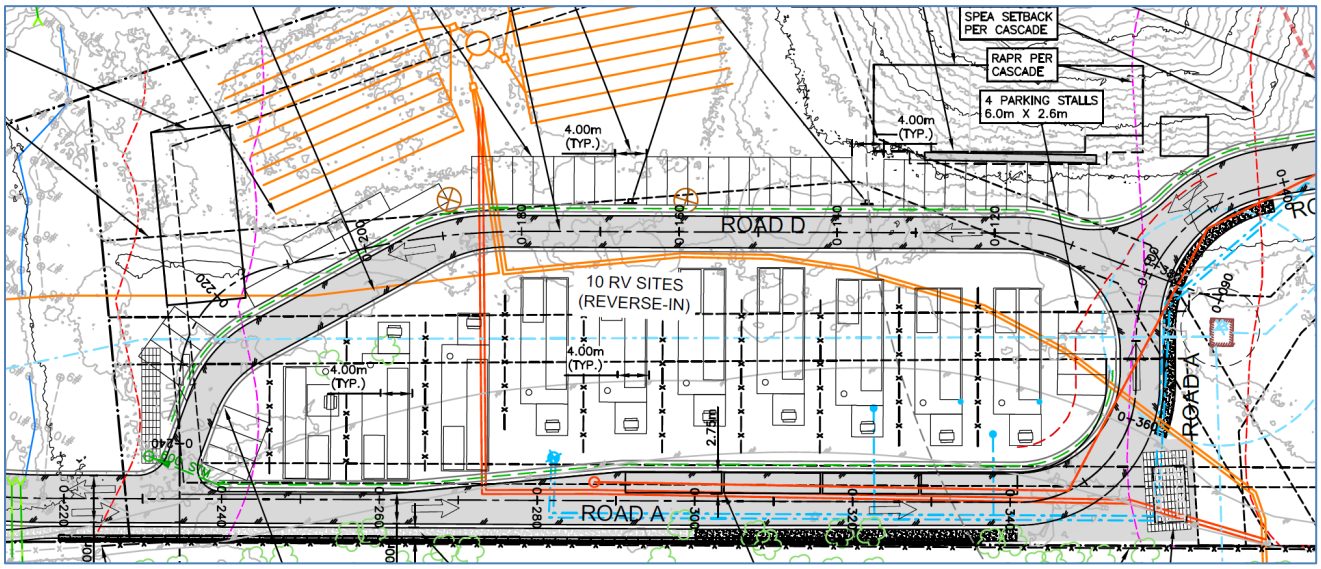


Figure 8: On-Site Road A and Road D (Vis-Eng Consulting Ltd., October 21, 2026)

8. Events

It is proposed that the entire campsite can be rented for events such as weddings. It is understood that a permit will be required for any events as per SLRD Special Event Permit Application Form. The maximum number of people at an event is proposed to be 100.

On the campground, there are a total of 41 marked visitor stalls which is comprised of:

- Road D (east side) – 27 stalls
- Road A south of Road C (east side) - 7 stalls
- Road A (tent site) – 7 stalls

Each campsite has a space for one vehicle parking stall in addition to the RV. It is proposed that for larger events, the area between Road A and Road D at the entrance will be used for valet tandem parking. This results in a reduction of 8 RV parking stalls but an addition of approximately 24 parking stalls. Therefore, there will be 39 RV parking stalls and 24 tandem parking stalls for events.

The total parking supply would be 104 parking stalls (41 visitor stalls, 39 RV stalls and 24 tandem valet stalls).

It is proposed that for events, the attendees are to be encouraged to carpool and to use alternative means of transportation if possible (such as Uber). Options such as bus transportation are encouraged.

For an event of maximum 100 people, it is assumed that there would be the following parking demand:

- 20 parking stalls for vendors, suppliers and special guests

- For the 100 attendees, it is proposed that there would be 2 persons per car on average which equates to 50 vehicles. This a worst case scenario assuming no bus transportation or Uber use.

The total parking demand would be 70 parking stalls. Therefore, there is a surplus of 34 stalls on site and this indicates that there is sufficient parking to allow for campers and visitors for events of 100 people.

It is recommended that an event management plan be established by the campground operator for larger events which would include parking protocols and a traffic plan to manage visitors and access to parking on site.

9. Conclusions

The following conclusions are made based on the review:

1. **Pedestrian Access:**
   - The proposed walkway will provide a designated route for pedestrians from the campsite and the Diver's Parking Lot across the railway to the BC Parks waterfront.
   - The AutoTurn analysis indicates that, with the updated design, two motorhomes can travel in both directions within the roadway at the same time.
2. **Vehicle Access:**
   - The design of Road A, and the connection to the Diver's Parking Lot, allows for a solid waste and recycling area as well as 4 new parking stalls.
   - The AutoTurn analysis indicates that, with the updated design, there is sufficient space for a garbage truck and passenger vehicles to turnaround at the south end of the site.
3. **On site Traffic Management:**
   - The on site road design allows for a one way circulation system which would avoid any backup of camper vehicles into the Diver's Parking Lot.
4. **Events:**
   - The on site event parking supply of 104 parking stalls is sufficient to allow for campers and visitors for events of 100 people.
   - It is recommended that an event management plan be established for larger events.

Respectfully submitted,



October 21, 2026

Donna Howes, P.Eng., FEC, PTOE
Director
Howes Technical Advantage Ltd.
Permit to Practice # 1000164

Proudly certified as a leader in quality management under Engineers and Geoscientists BC's OQM Program from 2015 to 2021

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APPENDIX A

Proposed Site Plans
Vis-Eng Consulting Ltd. October 21, 2026

CONTRACTOR TO VERIFY & LOCATE EXISTING MAINS & SERVICE CONNECTIONS & NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

MONTAGU CHANNEL

HOWE SOUND

PROP MULTI USE PATH

SUBJECT PROPERTY

PROPOSED SEPTIC SEE ARDEN DWGS FOR DETAILS

PORTEAU COVE PROVINCIAL PARK BLOCK 1 DL 1748 AND 2076 PLAN VAP19240

100m RADIUS TO COMFORT STATION

CN RAIL

HAMMERHEAD PER SLRD STANDARD

EXISTING BC PARKS TOILET/SHOWER BLDG

EXISTING BC PARKS SANI DUMP STATION

PORTEAU CAMPGROUND EXISTING WELL WTN: 133726 ID: 60472 EL: 14.6m

EXISTING BC PARKS WELL & BUILDING WTN: 44469 EL: 7.3m

7 TENT/CAR SITES

21 RV SITES

17 RV SITES

ROAD A

ROAD B

ROAD C

PORTEAU COVE CAMPGROUND ACCESS ROAD

SUBJECT PROPERTY REM LOT 1 PER PLAN BCP41560

ADD 7 PARKING STALLS

COMFORT STATION PER MURDOCH

ADD 3 PARKING STALLS

18 RV/TINY HOME SITES

HAMMERHEAD PER BOWEN STANDARD SSDD-RF (TYP.)

100m RADIUS TO COMFORT STATION

EX. 24.2 KM CREEK

ADD 4 PARKING STALLS

ADD 10 PARKING STALLS

PROPOSED MIXED USE BUILDING PER MURDOCH

RAPR PER CASCADE

CN RAIL

ROAD A

ROAD D

10 RV SITES (REVERSE-IN)

PROPOSED SANI DUMP STATION

EX. CREEK

PORTEAU COVE PROVINCIAL PARK ACCESS ROAD

SEA-TO-SKY HIGHWAY

EX HIGHWAY DEDICATION

SPEA SETBACK PER CASCADE

WELL CAPTURE ZONE

EX. BC PARKS EASEMENT FOR SEPTIC PER PLAN EPP9151

APPROX. EXISTING BC PARKS SEPTIC FIELD

ADD 10 PARKING STALLS

ADD 7 PARKING STALLS

RAPR PER CASCADE

SPEA SETBACK PER CASCADE

EX. DIVERS PARKING AND CHANGEHOUSE

10m OFFSET FROM ROAD ROW SHOWN FOR CONTEXT

7.5m BUILDING SETBACK PER SLRD

PROPOSED OPERATIONS & MAINTENANCE BUILDING PER MURDOCH

10m OFFSET FROM ROAD ROW SHOWN FOR CONTEXT

7.5m BUILDING SETBACK PER SLRD

EX. BC PARKS EASEMENT FOR WATER PER PLAN EPP9152

EXISTING BC PARKS RESERVOIR VOL: 113000 L BASE EL: XXXm TWL: XXXm

SEA-TO-SKY HIGHWAY

EX. 24.2 KM CREEK

REM. DL 1743

EX. CREEK

0 24 48 Meters

NOT FOR CONSTRUCTION

LEGAL DESCRIPTION

LOT 1 DISTRICT LOT 1478 NWD GROUP 1 PLAN BCP41560
PID: 027-966-950

BENCHMARK INFORMATION

ELEVATIONS ARE BASED ON GEODETIC DATUM DERIVED FROM CONTROL NAIL IN ROCK WITH ELEVATION 14.28m

SITE MAP

DRAWING LEGEND

	EXISTING	PROP.	TO BE REMOVED
LEGAL LINE			
EASEMENT			
WATERMAIN			
SANITARY			
STORM			
HYDRO			
TEL			
STREETLIGHT			
GAS			

	EXISTING	PROP.	TO BE REMOVED
FIRE HYDRANT			
GATE VALVE			
AIR VALVE			
REDUCER			
INSPECTION CHAMBER			
CATCHBASIN (STD/SD)			
CAP			
MANHOLE			
POWER POLE			
STREETLIGHT			

approved

client

1364118 BC LTD

project

PORTEAU CAMPGROUND REZONING
AREA D, SLRD, BC

title

KEY PLAN
SITE PLAN

no.	(y/m/d)	revision	chk'd
8	26-10-21	UPDATED PER BCPARKS	CLW
7	26-10-08	ISSUED FOR SLRD AMENDMENT/PERMIT	TW
6	26-09-25	ISSUED FOR TEAM REVIEW	CLW
5	26-09-15	UPDATED PER TRANSPORTATION ZONING INPUT	CLW
4	26-09-04	ISSUED FOR REVIEW	CLW
3	26-07-16	UPDATED PER SITE REVIEW	TW
2	26-06-11	ISSUED FOR REVIEW	CLW
1	26-06-10	ISSUED FOR REVIEW	CLW

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current rev. #: 8

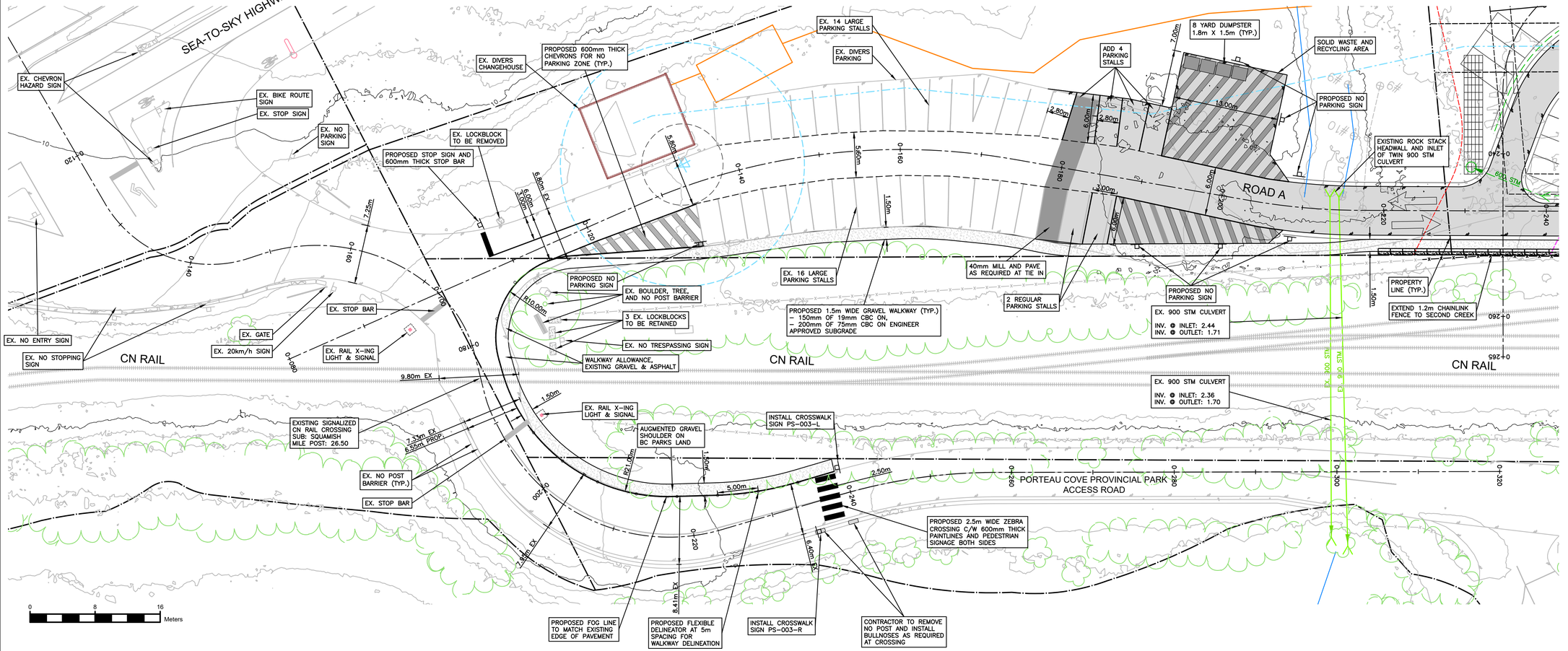
engineer of record: KBH
designed by: KBH
drawn by: CLW
date: 2025-11-18

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file no.: 25150
drawing no.: KEY-2

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PHONE: 604-278-4402 WEB: VIS-ENG.ca

PERMIT TO PRACTICE # 1005639

CONTRACTOR TO VERIFY & LOCATE EXISTING MAINS & SERVICE CONNECTIONS & NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION



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PERMIT TO PRACTICE # 1005639

SITE MAP

DRAWING LEGEND

	EXISTING	PROP.	TO BE REMOVED
LEGAL LINE			
EASEMENT			
WATERMAIN			
SANITARY			
STORM			
HYDRO			
TEL			
STREETLIGHT			
GAS			

	EXISTING	PROP.	TO BE REMOVED
FIRE HYDRANT			
GATE VALVE			
AIR VALVE			
REDUCER			
INSPECTION CHAMBER			
CATCHBASIN (STD/3D)			
CAP			
MANHOLE			
POWER POLE			
STREETLIGHT			

approved

client
1364118 BC LTD

project
PORTEAU CAMPGROUND REZONING
AREA D, SLRD, BC

title
KEYPLAN
ACCESS AND PARKING AREA

no.	(y/m/d)	revision	chk'd
7	26-10-21	UPDATED PER BCPARKS	CLW
6	26-09-15	UPDATED PER TRANSPORTATION ZONING INPUT	CLW
5	26-09-04	ISSUED FOR REVIEW	CLW
4	26-08-30	RE-ISSEUD FOR TEAM REVIEW	TJV
3	26-08-20	ISSUED FOR TEAM REVIEW	CLW
2	26-08-14	ISSUED FOR TEAM REVIEW	CLW
1	26-08-12	ISSUED FOR REVIEW	CLW

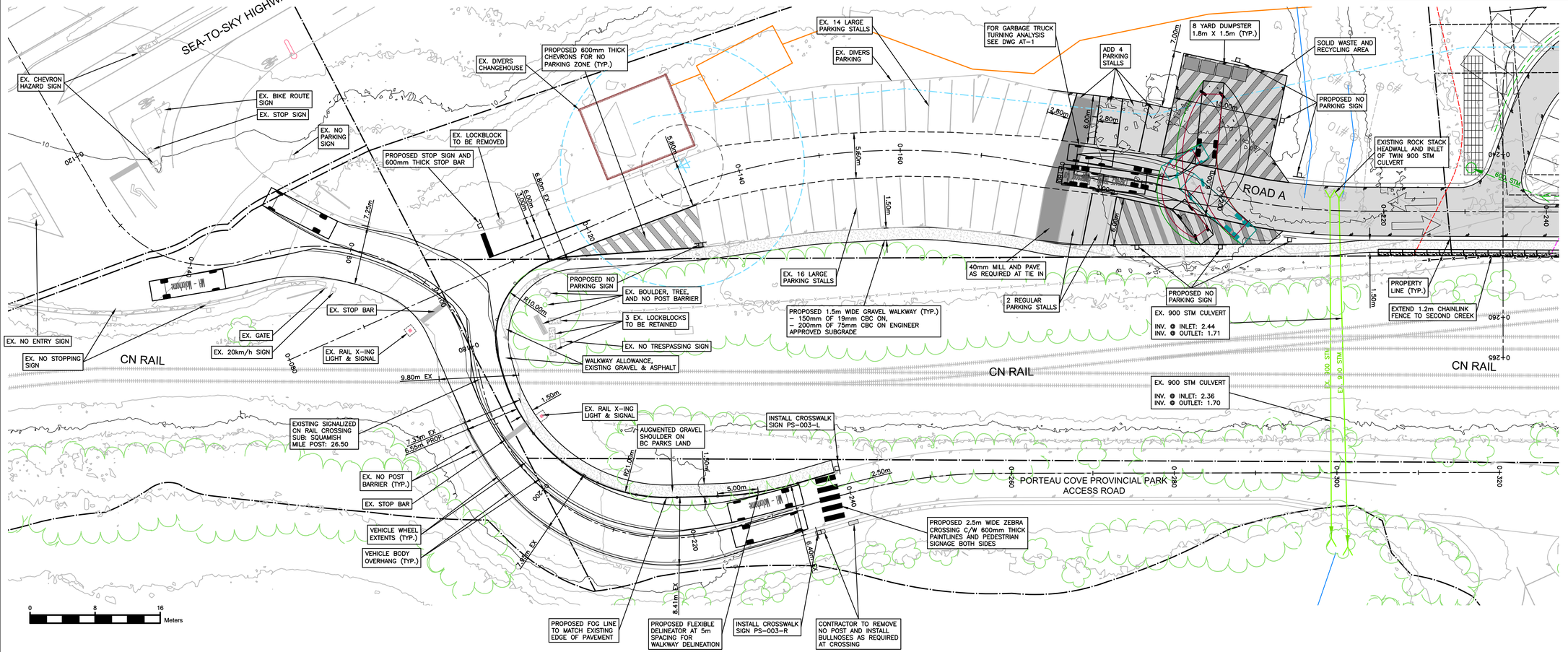
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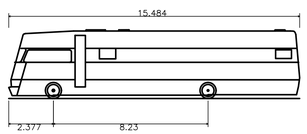
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drawing no.: AT-KEY-1

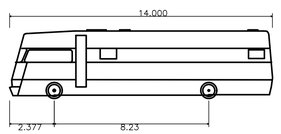
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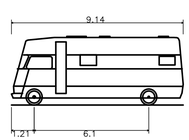
Recreational Vehicle (RV)

Overall Length	15.484m
Overall Width	2.438m
Overall Body Height	3.658m
Min Body Ground Clearance	0.152m
Track Width	2.438m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	12.101m



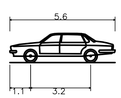
Recreational Vehicle (RV-14)

Overall Length	14.000m
Overall Width	2.438m
Overall Body Height	3.658m
Min Body Ground Clearance	0.152m
Track Width	2.438m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	12.101m



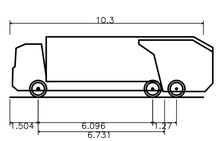
MH – Motorhome

Overall Length	9.140m
Overall Width	2.440m
Overall Body Height	3.660m
Min Body Ground Clearance	0.377m
Track Width	2.440m
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	33.80°



P – Passenger Car

Overall Length	5.600m
Overall Width	2.000m
Overall Body Height	1.555m
Min Body Ground Clearance	0.340m
Track Width	2.000m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	6.300m



GARBAGE TRUCK – DNV

Overall Length	
Overall Width	
Overall Body Height	
Min Body Ground Clearance	
Track Width	
Lock-to-lock time	
Curb to Curb Turning Radius	

NOT FOR CONSTRUCTION

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PERMIT TO PRACTICE # 1005639

SITE MAP

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WATERMAIN			
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1364118 BC LTD

project
PORTEAU CAMPGROUND REZONING
AREA D, SLRD, BC

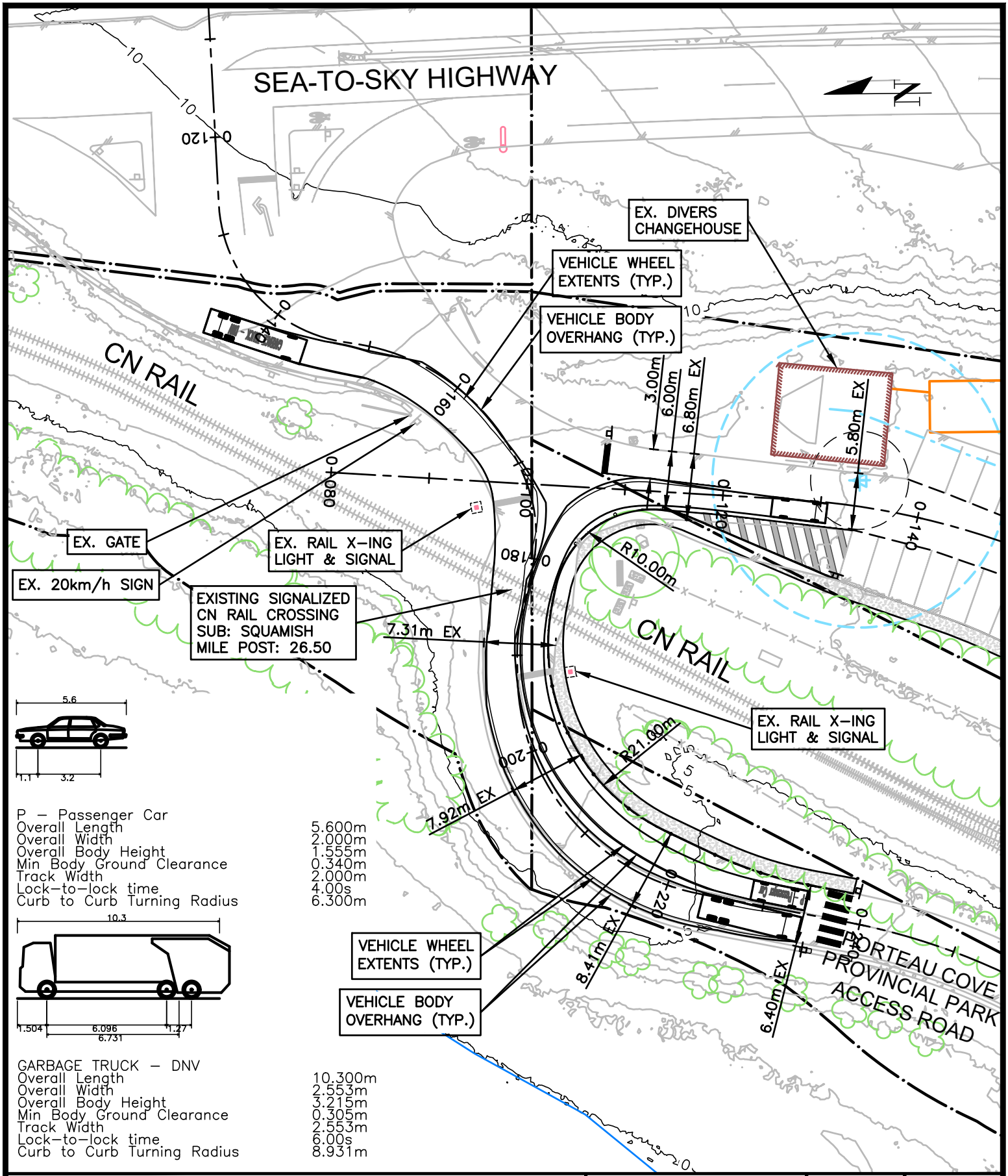
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3	26-08-20	ISSUED FOR TEAM REVIEW	CLW
2	26-08-14	ISSUED FOR TEAM REVIEW	CLW
1	26-08-12	ISSUED FOR REVIEW	CLW

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current rev. #: 7

engineer of record	K8H
designed by	K8H
drawn by	CLW
date	2025-11-18
scales	hor: 1:250 vert: -
file no.	25150
drawing no.	AT-KEY-2



P – Passenger Car

Overall Length	5.600m
Overall Width	2.000m
Overall Body Height	1.555m
Min Body Ground Clearance	0.340m
Track Width	2.000m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	6.300m

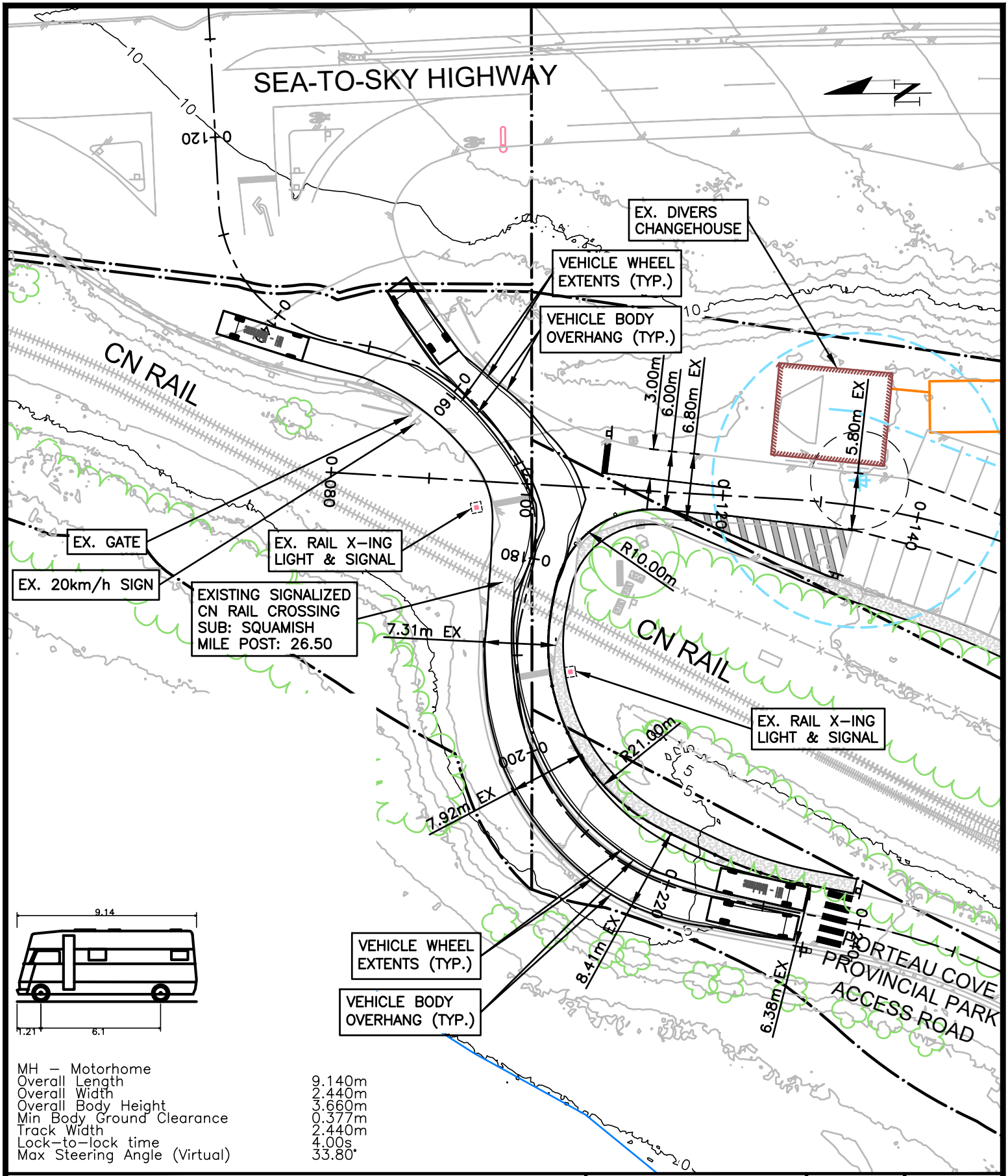
GARBAGE TRUCK – DNV

Overall Length	10.300m
Overall Width	2.553m
Overall Body Height	3.215m
Min Body Ground Clearance	0.305m
Track Width	2.553m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	8.931m

AUTOTURN
ACCESS ROAD
P-CAR EASTBOUND & GARBAGE TRUCK WESTBOUND

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dwg by: CLW	rev by: CLW
dwg date: 2026-08-13	rev date: 2026-10-21
dwg #: AT-1	rev #: 2



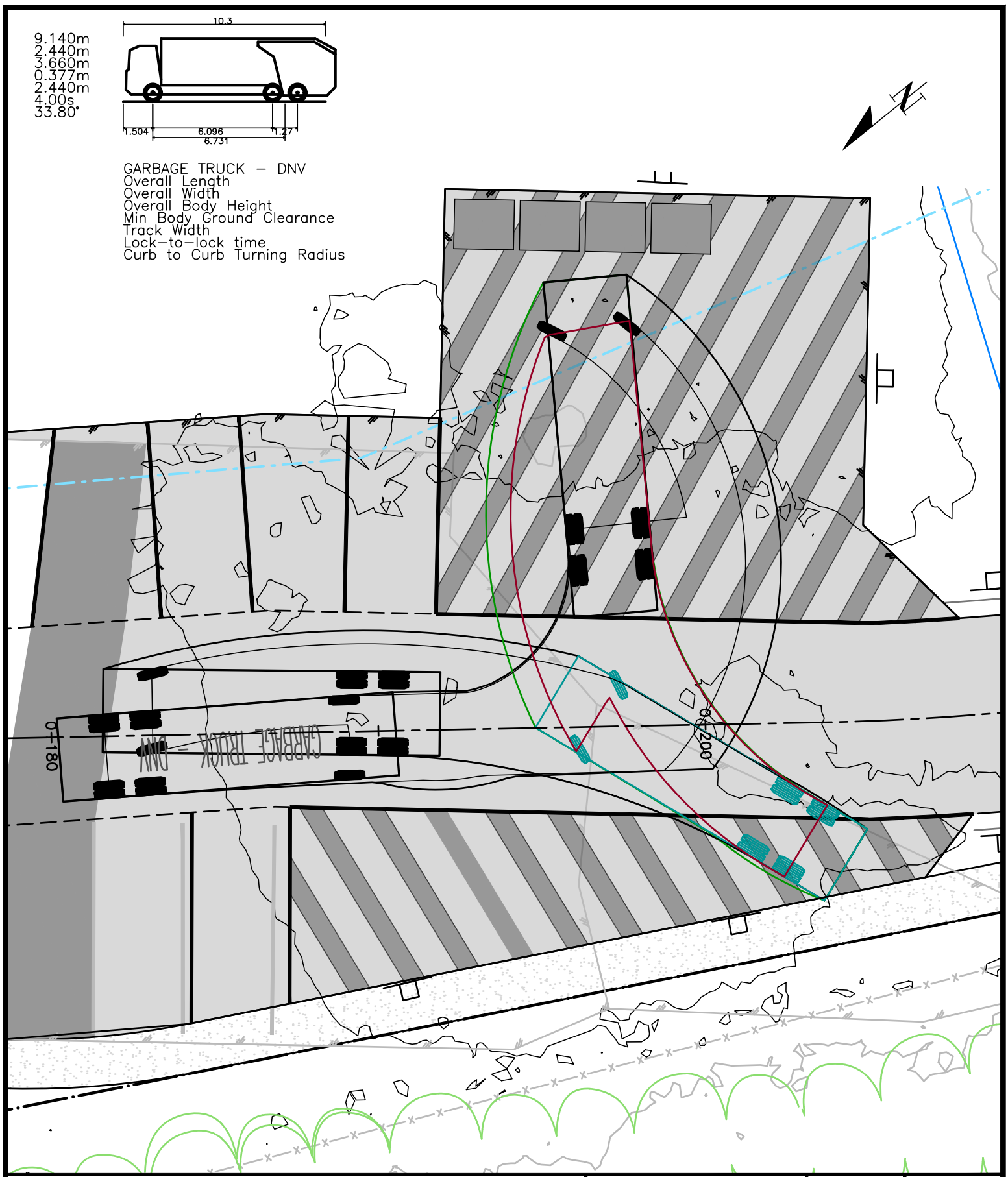
MH – Motorhome

Overall Length	9.140m
Overall Width	2.440m
Overall Body Height	3.660m
Min Body Ground Clearance	0.377m
Track Width	2.440m
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	33.80°

AUTOTURN
ACCESS ROAD
RV EASTBOUND & RV WESTBOUND

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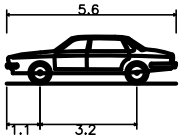
dwg by: CLW	rev by: CLW
dwg date: 2026-08-20	rev date: 2026-10-21
dwg #: AT-1a	rev #: 2



AUTOTURN
PARKING TURNAROUND
GARBAGE TRUCK

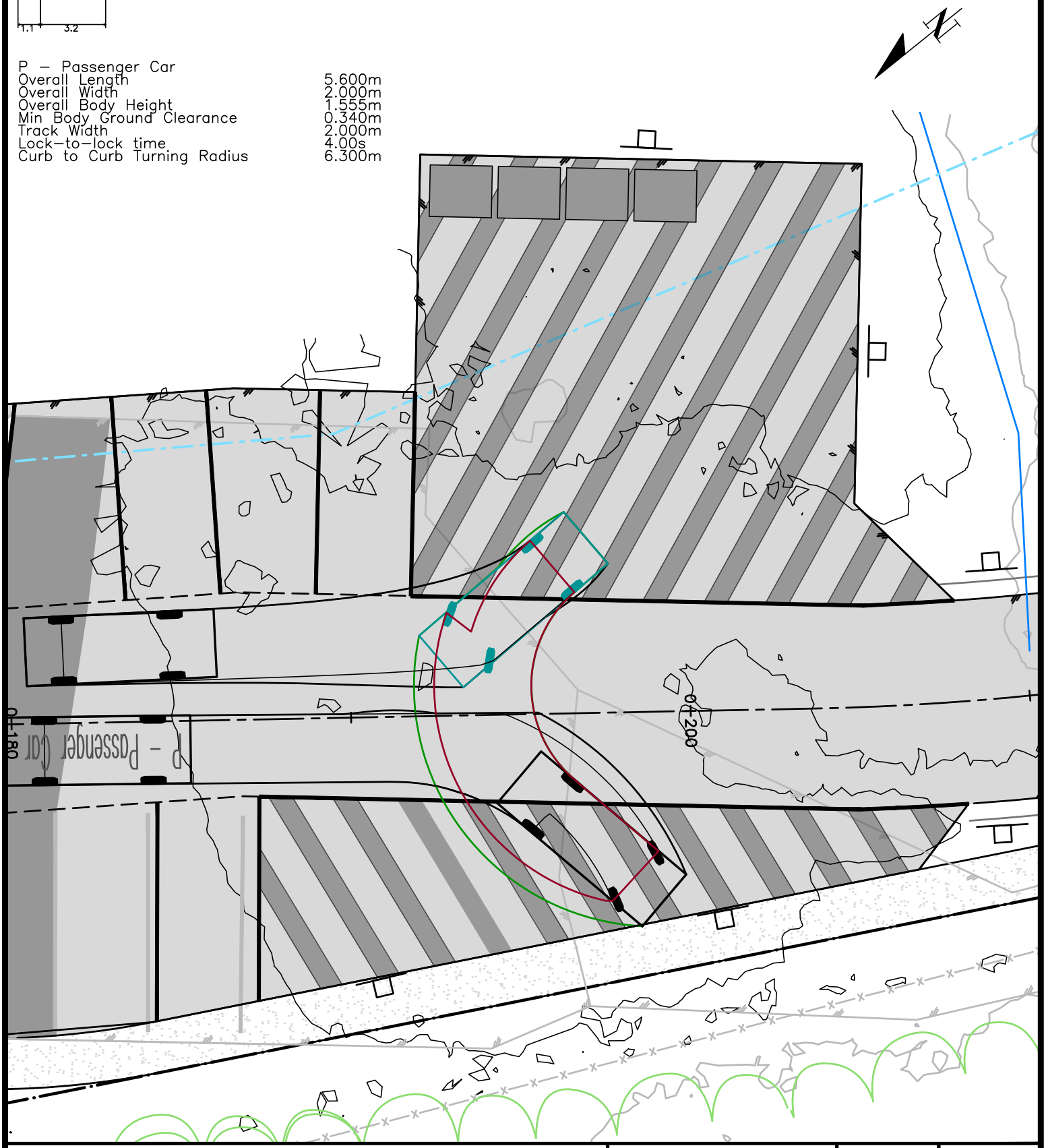
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dwg by:	rev by:
CLW	CLW
dwg date:	rev date:
2026-08-13	2026-10-21
dwg #:	rev #:
AT-2	3



P – Passenger Car

Overall Length	5.600m
Overall Width	2.000m
Overall Body Height	1.555m
Min Body Ground Clearance	0.340m
Track Width	2.000m
Lock–to–lock time	4.00s
Curb to Curb Turning Radius	6.300m



AUTOTURN
PARKING TURNAROUND
P-CAR

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dwg by: CLW	rev by: CLW
dwg date: 2026-08-13	rev date: 2026-10-21
dwg #: AT-3	rev #: 3