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Design Rationale: Porteau Cove Campground

We are pleased to submit this application for a proposed campground at Porteau Cove for your consideration. The site is located within Area D and current zoning for the site is RR3 which allows for a number of uses but not currently a campground. We are making this DP/RZ application as a campground is a complimentary use to the current activities/operations in the area. This site is an ideal location adjacent to Porteau Cove Provincial Park. This site presents an excellent opportunity for reclamation of an aggregate extraction land use to provide a recreational amenity that is in high demand in the Sea-to-Sky corridor.

Proposed facilities include:
• RV and tent camp sites designed to the SLRD standard and best practices.
• A proposed, amenity building which will provide administration offices, check-in, concession/café, equipment rentals, laundry and shower facilities on the ground floor. Two floors of future staff accommodation and Caretaker units are situated above.
• Overflow/Visitor Parking is provided in excess of the SLRD requirement (1 per 10 camp sites) given the scale of the proposed camp ground development and amenities provided.
• Common Outdoor Amenity Area in accordance with the SLRD requirements (5%) which will provide open space/lawn, active recreation/sports areas, playground, picnic shelters, group gathering areas.
• Comfort Stations (washrooms, potable water, garbage /recycling) are provided within the recommended distances to camp sites.
• Landscape restoration planting of the disturbed site as per environmental recommendations.
• Traffic studies/approvals from MOTI, Environmental reports, Geotechnical reports, VCH, BC Hydro have been or will be provided by the Owner.

The following summarizes how the proposed campground conforms to the Campground Bylaw No. 1568-2018:

Section 3: Campground Application Requirements:
Site Services: Water, Sanitary, Electrical services exist on site to service the proposed camp sites.

Geotechnical Hazard Assessment: Previous reports will be reviewed and additional assessment will be undertaken if necessary.

Environment/Riparian Assessment: There is no impact on environmentally sensitive/riparian areas, as the majority of development is taking place on previously disturbed land.

Wildfire Management/Fires Smart Plan and Initiatives:
A Wild Fire Danger rating board will be maintained at the entrance to the campground, firefighting equipment including portable tank, pumps and hoses will be available onsite with operations staff trained in basic fire fighting. Hydrants/potable water standpipes/hose bibs onsite can be utilized for watering and fire prevention activities. Fire Fuel management will be ongoing and utilize the operations/maintenance yard for short term debris storage. A full-time caretaker's residence is proposed for 24 hour on-call emergency assistance in conformance to the bylaw. Additional refinement and inclusion of risk management will be undertaken through the business planning process for the campground operations.

Solid Waste / Wildlife Attractants
The campground operation will adhere to Wildlife and Bear Management best practices and protocols. Recycling/waste collection/composting bins will be conveniently located for campground guests and serviced by maintenance staff daily. Additional requirements for food caches, bins, food preparation areas and cleanup stations will be reviewed and adjusted as necessary. Educational information signs will be located throughout the campground to inform guests regarding proper management of solid waste and wildlife attractants. Campground operations will enforce a zero-tolerance for negligence.

Security
The park entrance gate will be locked and secured during off hours. The entrance will be equipped with an intercom/speaker to contact the care-taker, and security cameras. Buildings may be alarmed if required. On site custodial staff is planned for daily operations of the campground with some additional measures to be implemented for access to maintenance and other back of house areas. The gate will be locked for evenings with emergency contact information posted and provided to users. A full-time caretaker's residence is proposed for 24 hour on-call emergency assistance in conformance to the SLRD bylaw.

Traffic and Circulation:
Clearly defined vehicular and pedestrian circulation systems will be provided to facilitate way-finding. This will include directional signage and location maps. A Traffic Management Plan has been completed by Howes Technical Advantage to address on site pedestrian/vehicle circulation, and off site circulation coordination with BC Parks.

Section 4: Design and Layout Standards:

The proposed campground developement promotes restoration of the disturbed portions of the site, and conservation of the undisturbed, native, forested areas that exist to the south and east. The majority of the campground will see the disturbed site restored, with minimal impact to undisturbed areas. Camp sites will be located to minimize impact on the existing forest vegetation. Vehicular traffic and parking is centralized to limit encroachment into the natural landscape. All required approvals from governing agencies will be obtained.

Camp Sites:
• 7 proposed tent campsites are proposed, with dimensions are in conformance with the SLRD bylaw. The tent campsites have vehicle access for car camping, with parking, water and power service.

• 48 RV campsites are proposed, with dimensions in conformance with the SLRD bylaw.

• 18 RV/Tiny Home sites are proposed with an informal gravel path for access (no vehicle traffic)

• All campsites will have a maximum number of 8 guests (4 adults, 4 children)

Accessory Buildings, Services/Utilities, Amenities:
• A full-time Caretaker's residence and staff accommodation are proposed at the main Lodge/Amenity Building. Staff accommodation will be phased as the campground is developed.

• Potable water, flush toilets and power are available on site at the main Lodge and proposed Comfort Stations in accordance with "best practices" (60m to water, 100m to washrooms). Comfort Stations include accessible facilities. Individual hook-ups for water/power for each RV site will be provided. Additional water/electrical service to the camp site areas will be assessed as design development progresses.

• Collection of garbage/recycling/organics will be in animal-proof bins, clearly designated for each category of solid waste throughout the campground. These will be inspected and maintained daily by the caretaker/maintenance staff. A secure, central Solid Waste collection area will be located in the Operations area, maintained by staff, and regularly serviced by a commercial solid waste management company.

• Washrooms, Showers, change rooms, lounge/café and other amenities are centrally located in the main Lodge building. This will include universally accessible washrooms, showers, laundry and amenities.

• Comfort stations will be connected to power, water and sanitary.

• Each campsite will be clearly defined with an identifiable number and boundaries for each campsite. Location Maps will be centrally located throughout the campground.

• Amenities – site area well in excess of the required 5% is designated common amenities such as open space/park, playground, indoor/outdoor recreation/games, communal BBQ area, check-in desk, café, etc.

• Lighting will be provided only as required for security/safety and all fixtures will be dark sky compliant.

• Parking is provided on site well in excess of the required 1 per campsite plus 1 visitor for every 10 campsites. Bicycle parking will be provided at the Lodge/Amenity Building, Comfort Stations and additional bike racks will be located throughout the campground as demand dictates.

• A one-way paved road, 3.66m wide, is provided at the main entrance, to facilitate a “loop” for larger vehicles entering and exiting the campground. A two-way paved road, 6m wide, continues from the main lodge/amenity building through the campground. An informal, gravel access to walk-in camp sites is 3.66m – note this gravel access is not for public vehicles, but for operations staff, maintenance, and emergency. Vehicle turn-arounds/hammerheads are min. 12m radius to accommodate emergency and large vehicles on all roads.

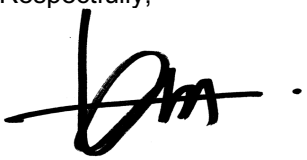
• Pedestrian circulation will primarily follow the vehicular road ways, and gravel trails will follow the terrain between campground areas.

• Events: The campground has the capacity to host events, such as weddings, where guests could potentially book a number or all of the camp sites. Additional overflow parking is provided to accommodate additional guests, event staff, and campground staff.

• Campground Rules & Regulations consistent with BC Parks standards will be clearly posted throughout the campground. Guests will be educated when they arrive on campground policy regarding such items as camp fires, pets, noise, parking, littering, wildlife, among other potential issues.

We trust this Design Rationale provides support for the proposed Porteau Cove Campground project. Please let us know if you have any questions or require additional information.

Respectfully,



Brent Murdoch
Architect AIBC, MBCSLA, LEED AP
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