

Project Directory

Client:
1364118 BC Ltd.
PO Box 392
Whistler BC V8E 1A0

(T) (604) 307-2079
(e) paul@davandyproperties.com
Contact: Paul Wood

Architect & Landscape Architect
Murdoch + Co.
PO Box 1394, #106- 4319 Main Street
Whistler BC V8E 1A0

(T) (604) 905-6992
(e) murdoch@telus.net
Contact: Brent Murdoch

Civil Engineer
VIS-ENG Consulting Ltd.
303-267 Esplanade West
North Vancouver, BC V7M 1A5

(T) (604) 817-0095
(e) kevinh@vis-eng.ca
Contact: Kevin Healy

Geotechnical Engineer
RM TEC – Geo Technical Engineering
204-930 Harbourside Dr.
North Vancouver, BC

(T) 778-898-5232
(e) mzargari@rmtec.ca
Contact: Mehrdad Zarqari MSc. P.Eng.

Environmental

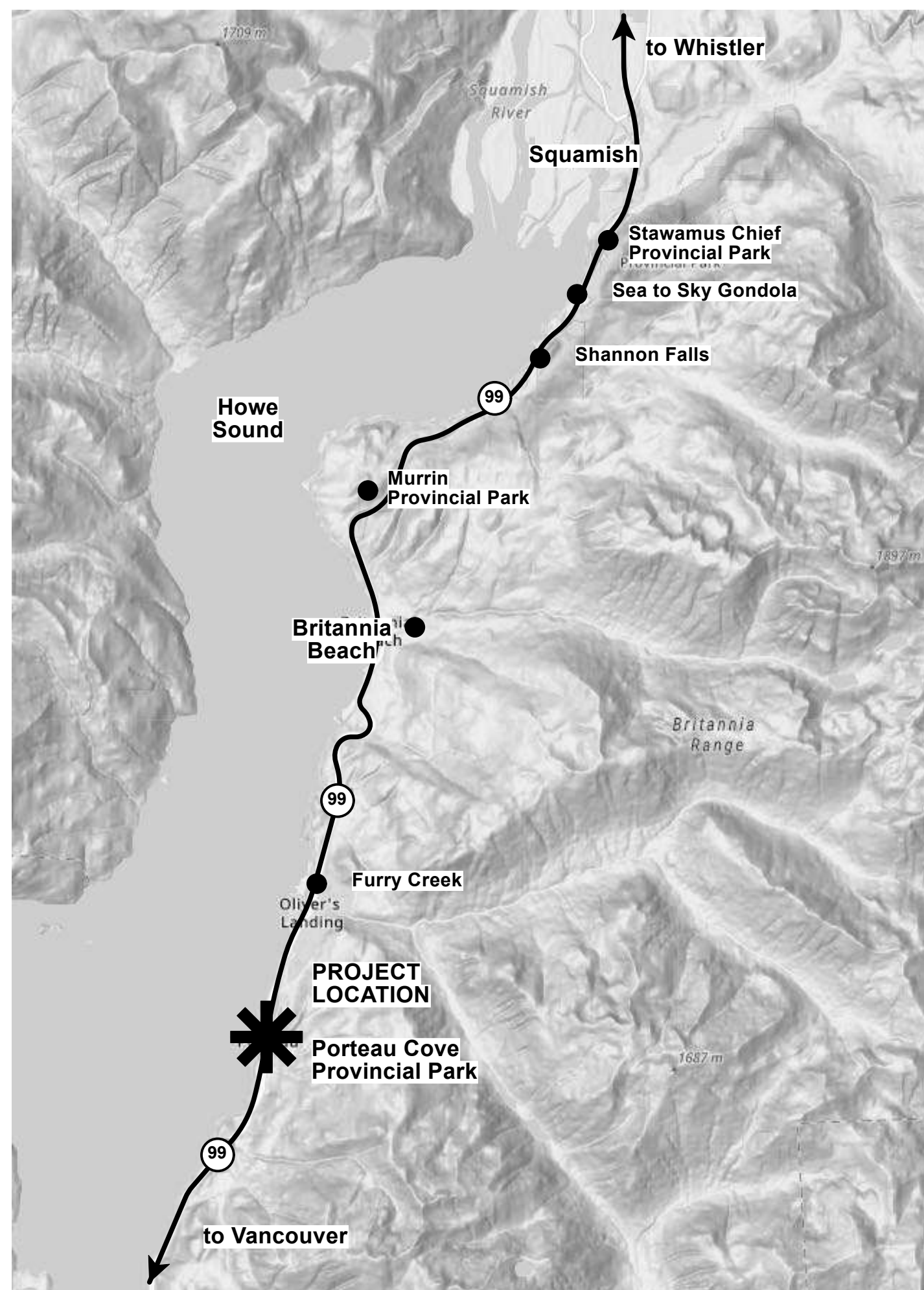
Cascade Environmental Resource Group Ltd. (T) 604-938-1949
Unit 3 – 1005 Alpha Lake Road
Whistler, BC V0N 1B1

(e) crosetaylor@cerg.ca
Contact: Candace Rose Taylor

Development Stats - PRELIMINARY

MARCH 11, 2026

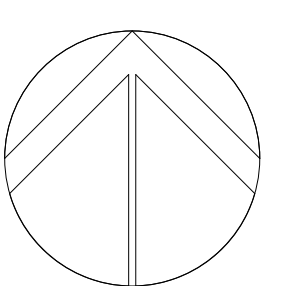
Civic Address:	PORTEAU COVE, BC	
Legal:	LOT 1 DISTRICT LOT 1748 GROUP 1 N.W.D. PLAN BCP41560 EXCEPT PLAN BCP46926 PLAN BCP41560 EXCEPT PLAN	
P.I.D.:	027-966-950	
Zoning:	RR-3 (existing)	
SITE AREA:	7.27 ha.	775001.5 sq.ft. 72000.00 m2
HEIGHT (permitted)	8.5m principal building / 6m accessory	
HEIGHT (proposed)	approx. 10m (main amenity lodge/building)	
SETBACKS:	7.5m from all Property Lines	
MAXIMUM PARCEL COVERAGE (permitted)	5%	3635.00 m2
PRELIMINARY/APPROXIMATE GROSS FLOOR AREA:		
COMFORT STATIONS/WASHROOMS - 3 @ approx. 30m2 each	968.8 sq.ft.	90.0 m2
OPERATIONS/MAINTENANCE BUILDING	2500 sq.ft.	232.3 m2
MAIN LODGE/AMENITY BUILDING		
GROUND FLOOR: Admin./Amenity/Commercial/Cafe	3000 sq.ft.	278.7 m2
SECOND FLOOR: Staff 5 bedroom apartment	2000 sq.ft.	185.8 m2
	8468.8 sq.ft.	786.8 m2
TOTAL GFA	8468.5 sq.ft.	786.8 m2
PROPOSED DEVELOPMENT:	47 RV CAMP SITES 7 TENT CAMP SITES 19 TINY HOME/RV SITES 73 TOTAL CAMP SITES	
PARKING PROVIDED:	1 COMMERCIAL/LOADING 25 VISITOR PARKING STALLS 20 PARKING STALLS FOR TINY HOME SITES (sites without vehicle parking spaces)	
Visitor Parking Required:	73 Camp Sites - 1 stall per 10 sites = 8 parking spaces, 25 PROVIDED	
Design Under Part 3 2018 BC Building Code		



Drawing List

L-0.0	Cover Page & Key Plan
L-0.1	Existing Site - Aerial Photo
L-0.2	Survey Plan 1
L-0.3	Survey Plan 2
L-0.4	Existing Site Easements
L-1.1	Proposed Site Plan
L-1.2	Site Sections
L-1.3	Site Plan - RV Campsites
L-1.4	Site Plan - Tent Campsites
L-2.1	Site Plan: Distance to Amenities
L-2.2	Site Plan: Circulation
L-3.1	Detail Plans
L-3.2	Detail: Circulation to Provincial Park

North



Porteau Cove Campground

This document contains copyrighted material belonging to Murdoch+Company Architecture+Planning Ltd. Any unauthorized use, disclosure, or duplication of any information contained herein may result in liability under applicable laws.

Issued For:	Date:
DP/IRZ APPLICATION	23/04/26
DP/IRZ APPLICATION	23/06/29
REVISED - CERG SETBACKS	23/08/09
REVISED: BC Parks	24/05/27
REZONING	25/12/18
REVISED	26/03/11

Sheet Title:
COVER PAGE
Project
PORTEAU COVE CAMPGROUND
PORTEAU COVE, BC

MURDOCH + COMPANY

Architecture + Planning Ltd.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph. 905-6992
email: murdoch@telus.net

Drawn By:	Scale:
BM/JL	1:2500 METRIC
Project No:	Sheet No:
20.03	L-0.0

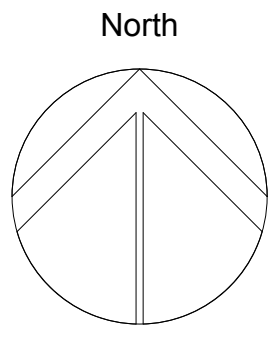
COVER PAGE



Montagu Channel

HOWE SOUND

Porteau Cove



This documents contains copyrighted material belonging to **Murdoch+Company Architecture+Planning Ltd.** Any unauthorized use, disclosure, or duplication of any information contained herein may result in liability under applicable laws.

Issued For:	Date:
DP/RZ APPLICATION	23/04/26
DP/RZ APPLICATION	23/06/29
REVISED - BC Parks	24/05/27
REVISED - BC Parks	25/12/18
REVISED	26/03/11

Sheet Title:
EXISTING SITE
 Project
PORTEAU COVE CAMPGROUND
 PORTEAU COVE, BC

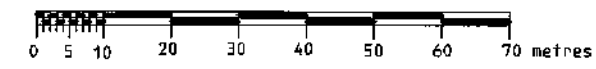
MURDOCH + COMPANY
 Architecture + Planning Ltd.
 #106-4319 Main Street
 P.O. Box 1394
 Whistler, B.C. V0N 1B0
 Ph. 905-6992
 email: murdoch@telus.net

Drawn By:	Scale:
BMI/JL	1:1000 METRIC
Project No:	Sheet No:
20.03	L-0.1
	EXISTING SITE

REFERENCE PLAN OF THAT PART OF DISTRICT LOT 1748 IN PLAN LMP41652
AND THAT PART OF DISTRICT LOT 1748 IN REFERENCE PLAN 6955,
EXCEPT PART IN PLAN BCP24187, BOTH OF GROUP ONE,
NEW WESTMINSTER DISTRICT

PURSUANT TO SECTION 100 (1) (b) OF THE LAND TITLE ACT

BCGS 92G054



ALL DISTANCES ARE IN METRES OR DECIMALS THEREOF
UNLESS OTHERWISE NOTED

THE INTENDED PLOT SIZE OF THIS PLAN IS 864 mm IN HEIGHT BY
560mm IN WIDTH (D SIZE) WHEN PLOTTED AT A SCALE OF 1:1000

DL 2808

HIGHWAY
PLAN 51

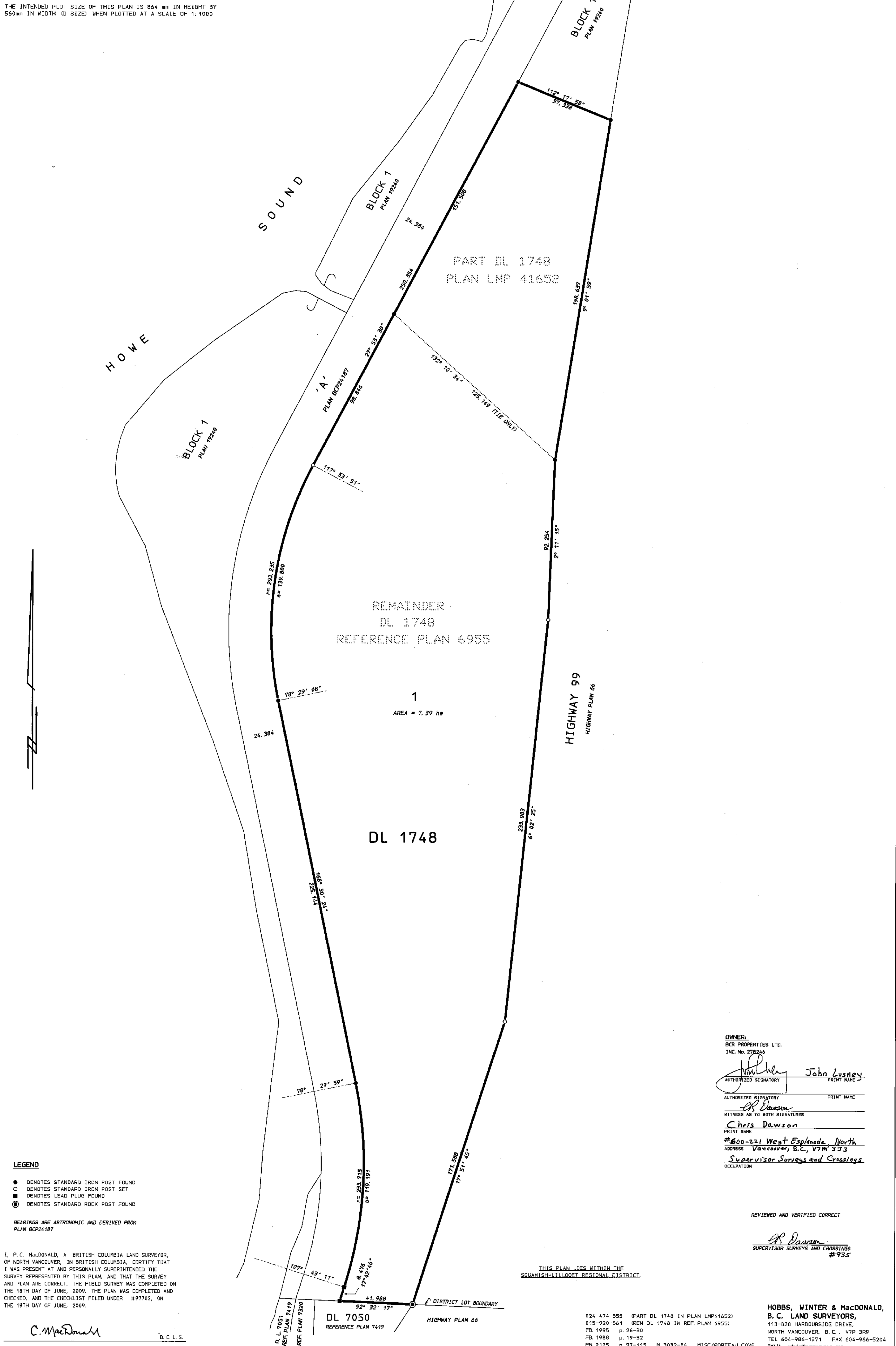
PLAN BCP 41560

DEPOSITED IN THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B.C., THIS 15th DAY OF
20 09

Larry Bloodick per sm

REGISTRAR

ref: 881088349



LEGEND

- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST SET
- DENOTES LEAD PLUG FOUND
- ⊙ DENOTES STANDARD ROCK POST FOUND

BEARINGS ARE ASTRONOMIC AND DERIVED FROM
PLAN BCP24187

I, P.C. MacDONALD, A BRITISH COLUMBIA LAND SURVEYOR,
OF NORTH VANCOUVER, IN BRITISH COLUMBIA, CERTIFY THAT
I WAS PRESENT AT AND PERSONALLY SUPERVISED THE
SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY
AND PLAN ARE CORRECT. THE FIELD SURVEY WAS COMPLETED ON
THE 18TH DAY OF JUNE, 2009, THE PLAN WAS COMPLETED AND
CHECKED, AND THE CHECKLIST FILED UNDER #97702, ON
THE 19TH DAY OF JUNE, 2009.

C. MacDonald

B.C.L.S.

OWNER:
BCR PROPERTIES LTD.
INC. No. 278246

John Lusney
AUTHORIZED SIGNATORY PRINT NAME
John Lusney

Chris Dawson
AUTHORIZED SIGNATORY PRINT NAME
Chris Dawson

WITNESS AS TO BOTH SIGNATURES

#600-221 West Esplanade North
ADDRESS Vancouver, B.C., V7M 3J3
SUPERVISOR SURVEYS AND CROSSINGS
OCCUPATION

REVIEWED AND VERIFIED CORRECT

Chris Dawson
SUPERVISOR SURVEYS AND CROSSINGS
#935

THIS PLAN LIES WITHIN THE
SQUAMISH-LILLOET REGIONAL DISTRICT

024-474-355 (PART DL 1748 IN PLAN LMP41652)
015-920-861 (REM DL 1748 IN REF. PLAN 6955)
FB. 1995 p. 26-30
FB. 1988 p. 19-32
FB. 2125 p. 97-115 M 3032-36 MISC/PORTEAU COVE

HOBBS, WINTER & MacDONALD,
B.C. LAND SURVEYORS,
113-828 HARBOURSIDE DRIVE,
NORTH VANCOUVER, B.C., V7P 3R9
TEL. 604-986-1271 FAX 604-986-5204
EMAIL: adm@hwsurveyors.com

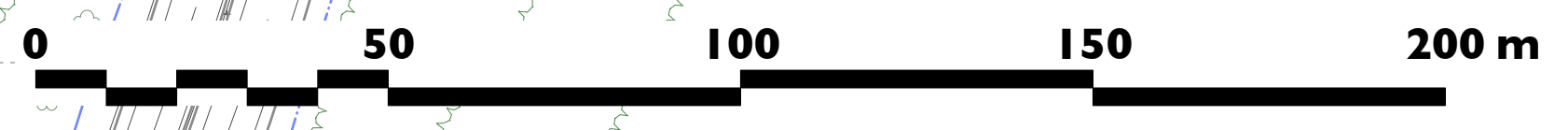
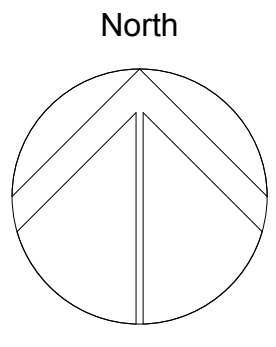
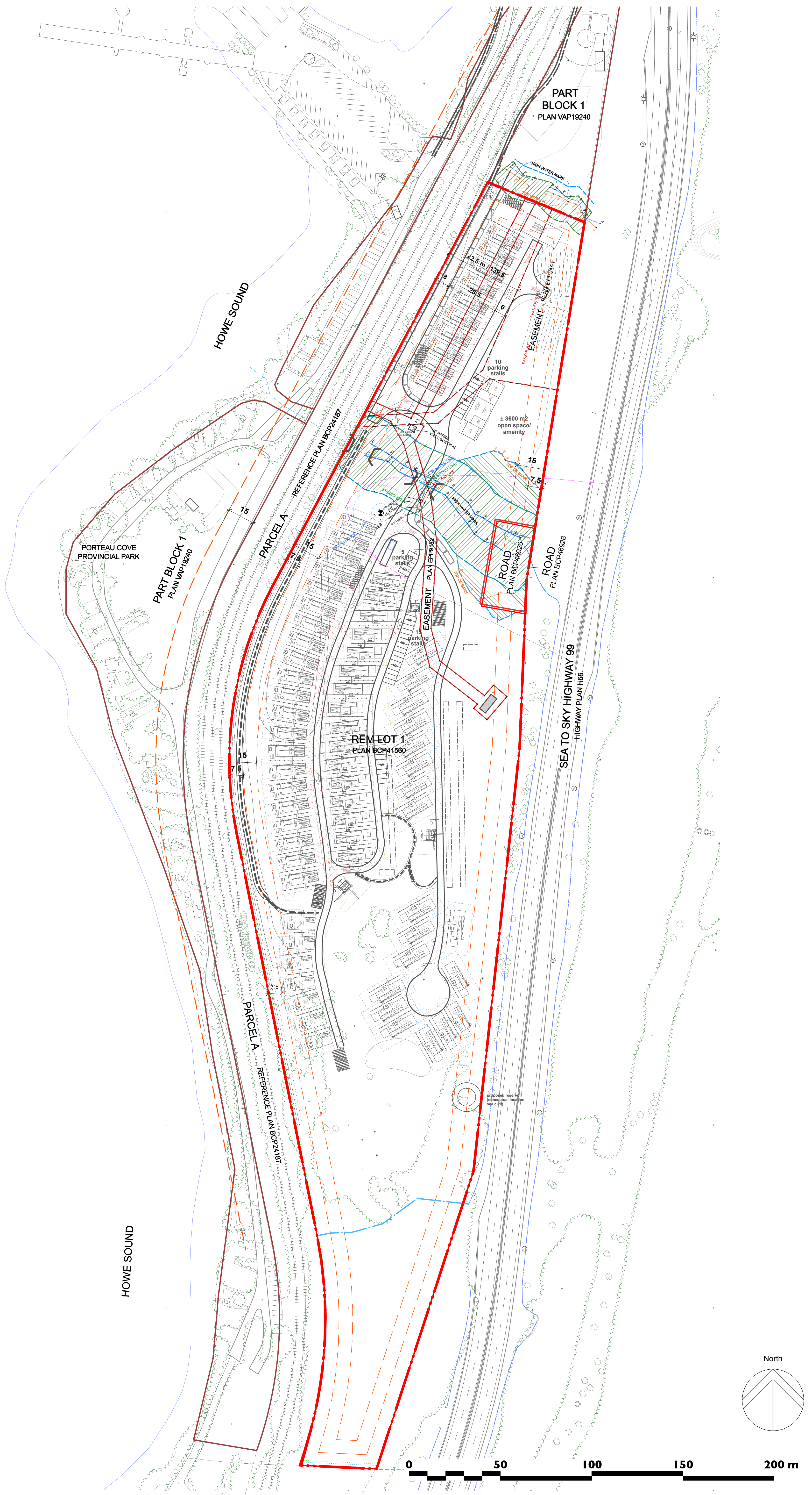
ORIGINAL

Issued For:	Date:
DP/IRZ APPLICATION	23/04/26
DP/IRZ APPLICATION	23/06/29
REVISED - CERG SETBACKS	23/08/09
REVISED: BC Parks	24/05/27
REZONING	25/12/18
REVISED	26/03/11

Sheet Title:
SURVEY PLAN 1
Project
PORTEAU COVE CAMPGROUND
PORTEAU COVE, BC

MURDOCH COMPANY
Architecture + Planning Ltd.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
PH. 905-6992
email: murdoch@telus.net

Drawn By:	Scale:
BMI/JL	NTS
Project No:	Sheet No:
20.03	L-0.2



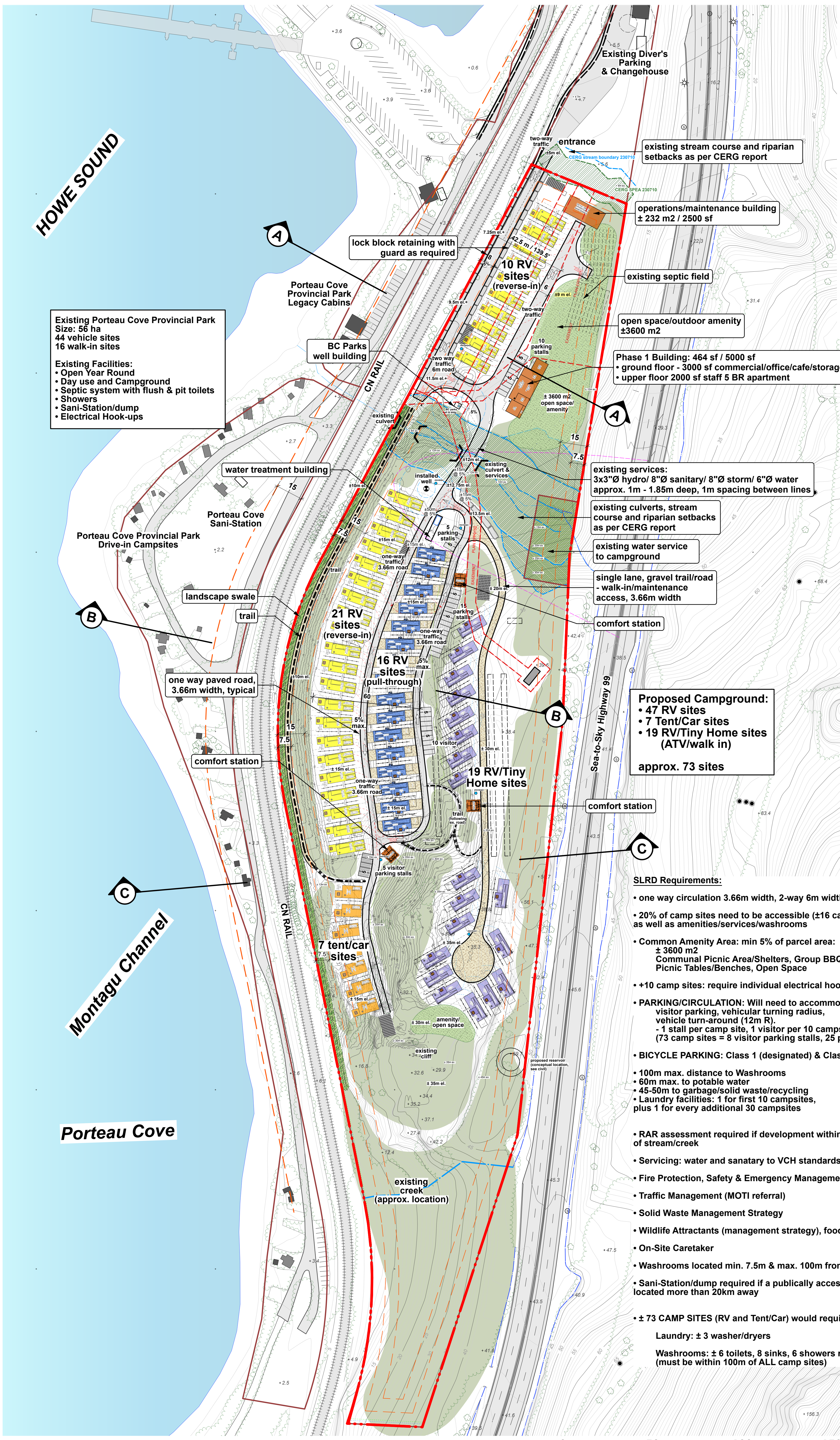
Issued For:	Date:
DP/RZ APPLICATION	23/04/26
DP/RZ APPLICATION	23/06/29
REVISED - CERG SETBACKS	23/08/09
REVISED - BC Parks	24/05/27
REZONING	25/12/18
REVISED	26/03/11

Sheet Title:
EXISTING EASEMENTS
 Project
PORTEAU COVE CAMPGROUND
 PORTEAU COVE, BC

MURDOCH COMPANY
 Architecture + Planning Ltd.
 #106-4319 Main Street
 P.O. Box 1394
 Whistler, B.C. V0N 1B0
 Ph. 905-6992
 email: murdoch@telus.net

Drawn By:	Scale:
BM/JL	1:1000 METRIC
Project No:	Sheet No:
20.03	L-0.4
	EXISTING EASEMENTS

This documents contains copyrighted material belonging to **Murdoch+Company Architecture+Planning Ltd.** Any unauthorized use, disclosure, or duplication of any information contained herein may result in liability under applicable laws.



LEGEND

- Washrooms
- Potable Water
- Solid Waste - Garbage/Recycling
- CLASS A, RV Camp Site: 6m x 16m, with parking, 4m x 4m amenity pad
- CLASS B, RV Camp Site: 6m x 16m, with parking, 4m x 4m amenity pad
- Tent Camp Site: 7m x 11m, with 4m x 4m amenity pad
- Tiny Home/RV Site: 6m x 16m, with 4m x 4m amenity pad
- Comfort Station: Washrooms (M/F/H/C), sinks

Existing Porteau Cove Provincial Park
 Size: 56 ha
 44 vehicle sites
 16 walk-in sites

Existing Facilities:

- Open Year Round
- Day use and Campground
- Septic system with flush & pit toilets
- Showers
- Sani-Station/dump
- Electrical Hook-ups

existing services:
 3x3"Ø hydro/ 8"Ø sanitary/ 8"Ø storm/ 6"Ø water
 approx. 1m - 1.85m deep, 1m spacing between lines

existing culverts, stream course and riparian setbacks as per CERG report

existing water service to campground

single lane, gravel trail/road - walk-in/maintenance access, 3.66m width

comfort station

Proposed Campground:

- 47 RV sites
- 7 Tent/Car sites
- 19 RV/Tiny Home sites (ATV/walk in)

approx. 73 sites

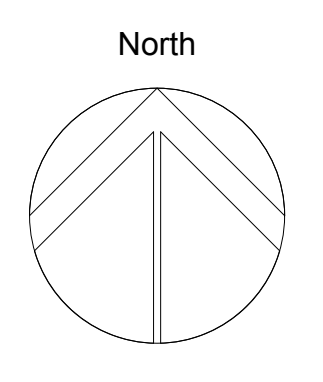
SLRD Requirements:

- one way circulation 3.66m width, 2-way 6m width
- 20% of camp sites need to be accessible (±16 camp sites), as well as amenities/services/washrooms
- Common Amenity Area: min 5% of parcel area: ± 3600 m2
 Communal Picnic Area/Shelters, Group BBQ/fire pit, Playground, Picnic Tables/Benches, Open Space
- +10 camp sites: require individual electrical hook ups.
- **PARKING/CIRCULATION:** Will need to accommodate visitor parking, vehicular turning radius, vehicle turn-around (12m R).
 - 1 stall per camp site, 1 visitor per 10 campsites (73 camp sites = 8 visitor parking stalls, 25 provided)
- **BICYCLE PARKING:** Class 1 (designated) & Class 2 (short term)
- 100m max. distance to Washrooms
- 60m max. to potable water
- 45-50m to garbage/solid waste/recycling
- Laundry facilities: 1 for first 10 campsites, plus 1 for every additional 30 campsites
- RAR assessment required if development within 30m of stream/creek
- Servicing: water and sanitary to VCH standards
- Fire Protection, Safety & Emergency Management Plan
- Traffic Management (MOTI referral)
- Solid Waste Management Strategy
- Wildlife Attractants (management strategy), food caches
- On-Site Caretaker
- Washrooms located min. 7.5m & max. 100m from each campsite
- Sani-Station/dump required if a publically accessible station is located more than 20km away

± 73 CAMP SITES (RV and Tent/Car) would require approx.:

Laundry: ± 3 washer/dryers

Washrooms: ± 6 toilets, 8 sinks, 6 showers required (must be within 100m of ALL camp sites)



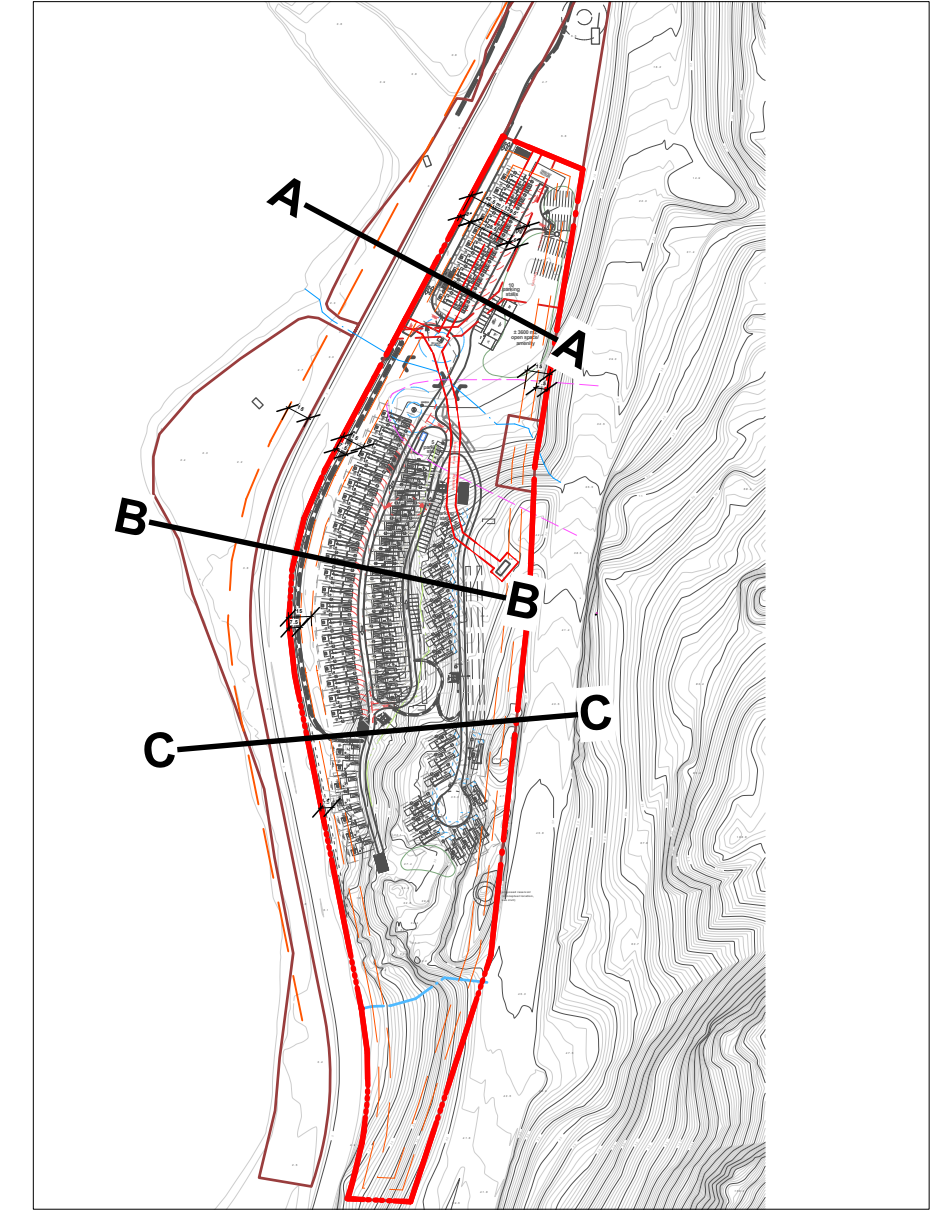
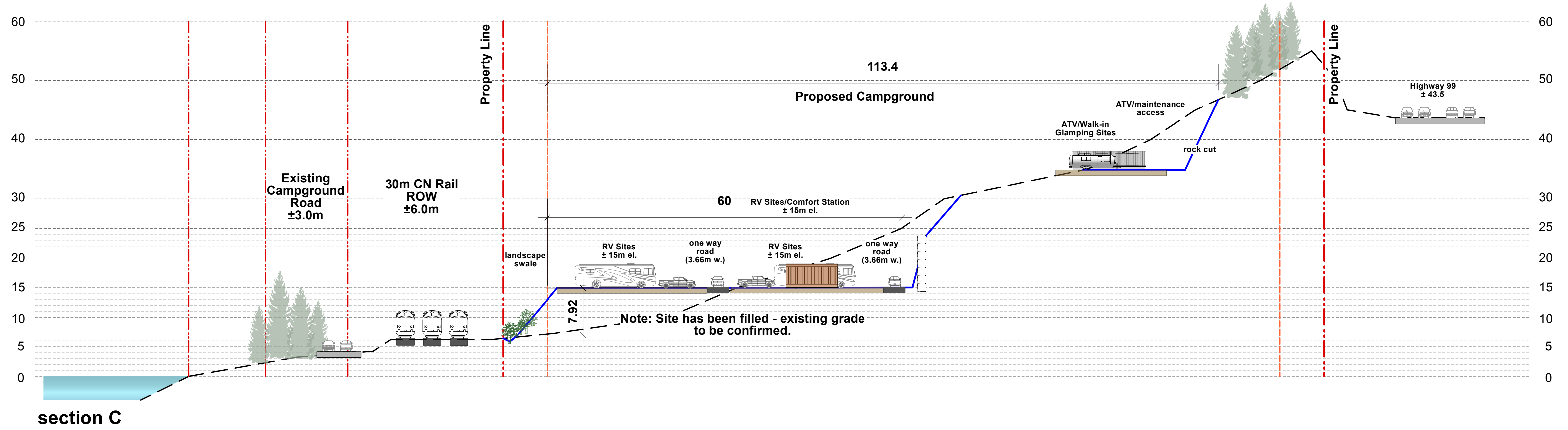
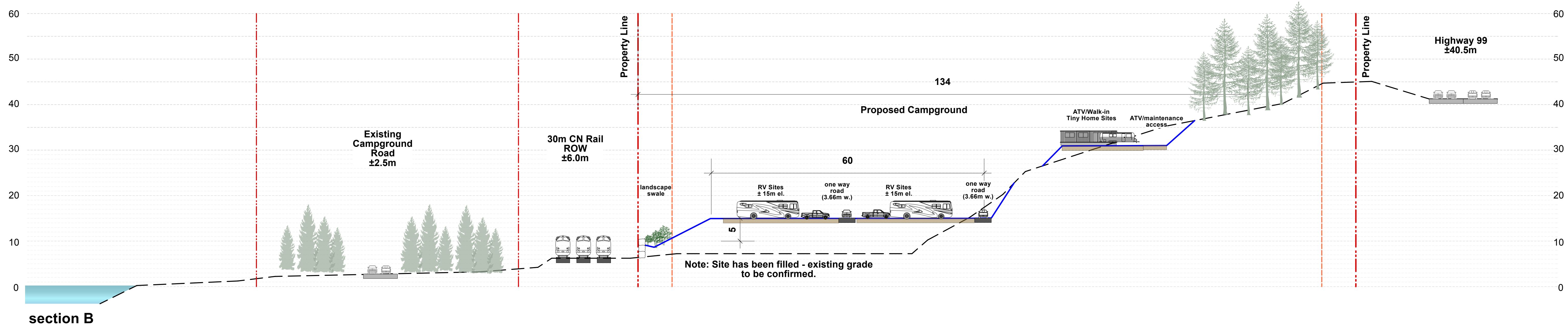
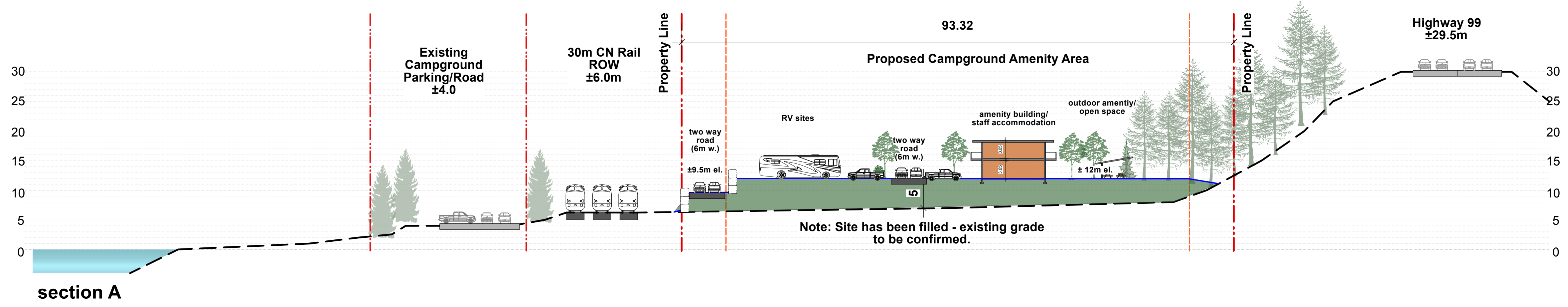
Issued For:	Date:
DP/IRZ APPLICATION	23/04/26
DP/IRZ APPLICATION	23/06/29
REVISED - CERG SETBACKS	23/08/09
REVISED: BC Parks	24/05/27
REZONING	25/12/18
REVISED	26/03/11

Sheet Title:
PROPOSED SITE PLAN
 Project:
PORTEAU COVE CAMPGROUND
 PORTEAU COVE, BC

MURDOCH COMPANY
 Architecture + Planning Ltd.
 #106-4319 Main Street
 P.O. Box 1394
 Whistler, B.C. V0N 1B0
 Ph. 905-6992
 email: murdoch@telus.net

Drawn By:	Scale:
BM/JL	1:1000 METRIC
Project No:	Sheet No:
20.03	L-1.1

PROPOSED SITE PLAN



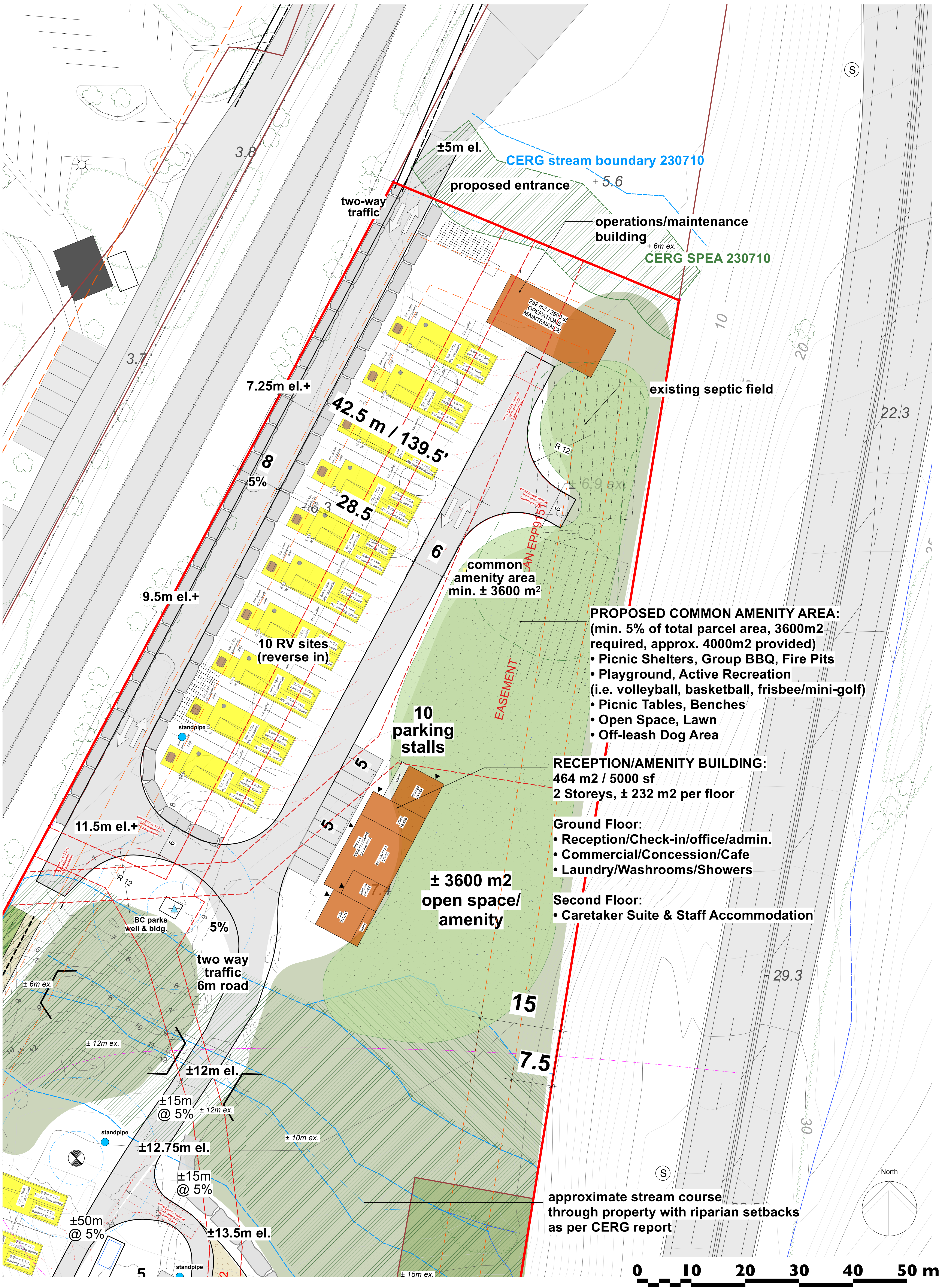
Scale: AS SHOWN
 Drawn By: BM/JL
 Project No: 20.03

MURDOCH COMPANY
 Architecture + Planning Ltd.
 #1018 91st Street
 P.O. Box 1394
 Whistler, B.C. V0N 1B0
 Ph: 905-6992
 email: murdoch@telus.net

ILLUSTRATIVE SITE SECTIONS
PORTEAU COVE CAMPGROUND
 PORTEAU COVE, BC

Issued For:	Date:
DPRZ APPLICATION	23/04/26
DPRZ APPLICATION	23/06/29
REVISED - CERC SETBACKS	23/08/09
REVISED - BC Parks	24/05/27
REZONING	25/12/16
REVISED	26/03/11

This document contains copyrighted material belonging to Murdoch Company. Any unauthorized use, disclosure, or duplication of any part of this document may result in liability under applicable laws.



PROPOSED COMMON AMENITY AREA:
 (min. 5% of total parcel area, 3600m² required, approx. 4000m² provided)
 • Picnic Shelters, Group BBQ, Fire Pits
 • Playground, Active Recreation (i.e. volleyball, basketball, frisbee/mini-golf)
 • Picnic Tables, Benches
 • Open Space, Lawn
 • Off-leash Dog Area

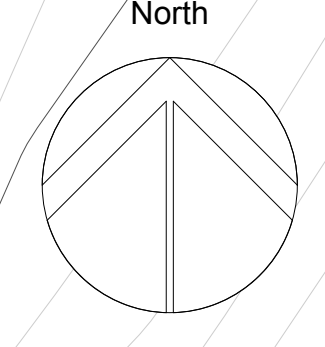
RECEPTION/AMENITY BUILDING:
 464 m² / 5000 sf
 2 Storeys, ± 232 m² per floor

Ground Floor:
 • Reception/Check-in/office/admin.
 • Commercial/Concession/Cafe
 • Laundry/Washrooms/showers

Second Floor:
 • Caretaker Suite & Staff Accommodation

± 3600 m² open space/amenity

approximate stream course through property with riparian setbacks as per CERG report



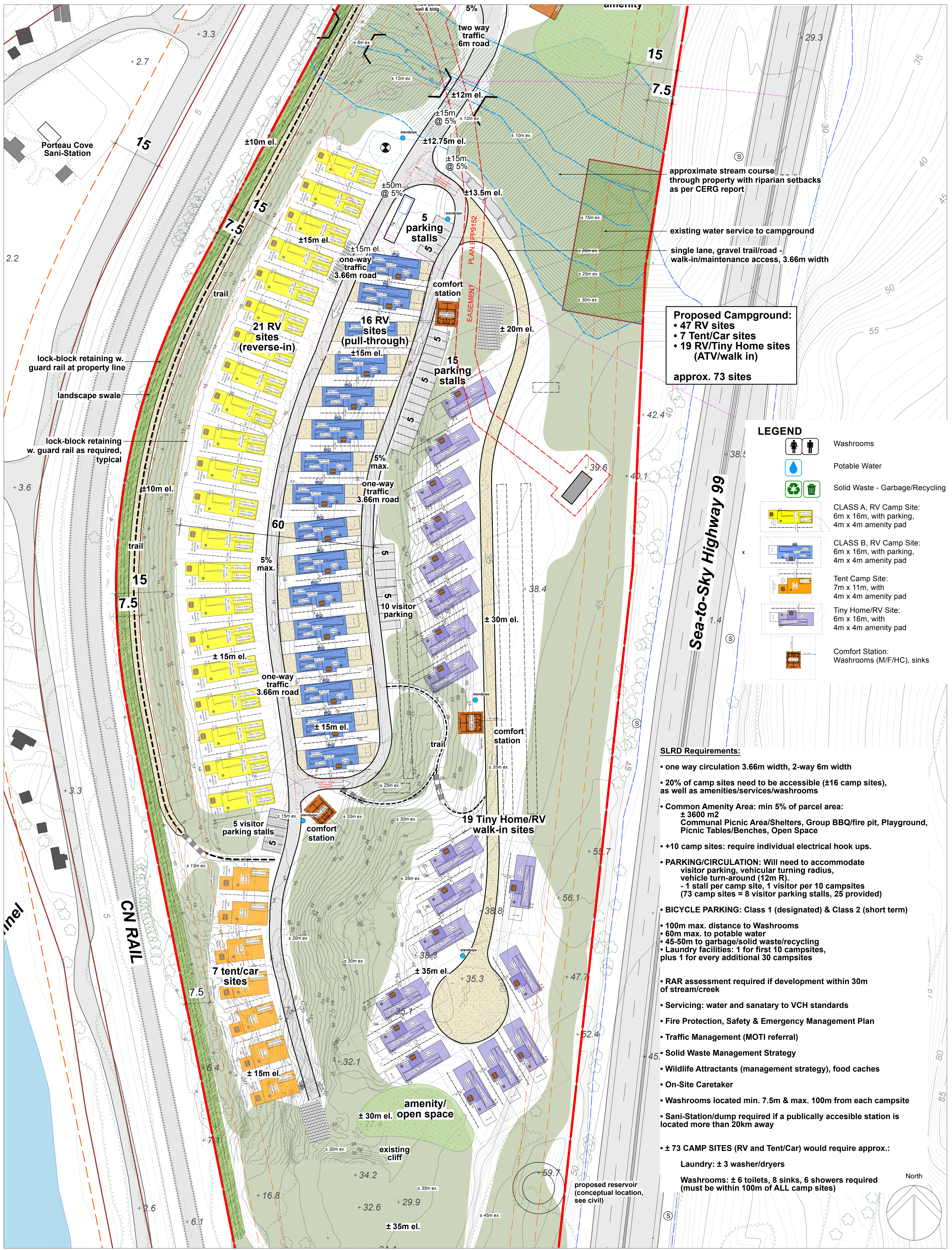
Issued For:	Date:
DP/RZ APPLICATION	23/04/26
DP/RZ APPLICATION	23/06/29
REVISED - CERG SETBACKS	23/08/09
REVISED: BC Parks	24/05/27
REZONING	25/12/18
REVISED	26/03/11

Sheet Title:
SITE PLAN - AMENITY AREA
 Project
PORTEAU COVE CAMPGROUND
 PORTEAU COVE, BC

MURDOCH COMPANY
 Architecture + Planning Ltd.
 #106-4319 Main Street
 P.O. Box 1394
 Whistler, B.C. V0N 1B0
 Ph. 905-692
 email: murdoch@telus.net

Drawn By: Scale:
 BM/JL 1:300 METRIC
 Project No: Sheet No:
 20.03 **L-1.3**
 SITE PLAN - AMENITY AREA

This document contains copyrighted material belonging to Murdoch+Company Architecture+Planning Ltd. Any unauthorized use, disclosure, or duplication of any information contained herein may result in liability under applicable laws.

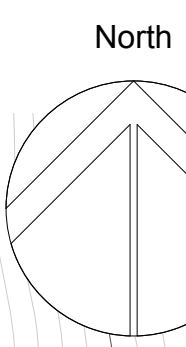


Proposed Campground:
 • 47 RV sites
 • 7 Tent/Car sites
 • 19 RV/Tiny Home sites (ATV/walk in)
 approx. 73 sites

LEGEND

- Washrooms
- Potable Water
- Solid Waste - Garbage/Recycling
- CLASS A, RV Camp Site: 6m x 16m, with parking, 4m x 4m amenity pad
- CLASS B, RV Camp Site: 6m x 16m, with parking, 4m x 4m amenity pad
- Tent Camp Site: 7m x 11m, with 4m x 4m amenity pad
- Tiny Home/RV Site: 6m x 16m, with 4m x 4m amenity pad
- Comfort Station: Washrooms (M/F/H/C), sinks

- SLRD Requirements:**
- one way circulation 3.66m width, 2-way 6m width
 - 20% of camp sites need to be accessible (±16 camp sites), as well as amenities/services/washrooms
 - Common Amenity Area: min 5% of parcel area: ± 3600 m2
 Communal Picnic Area/Shelters, Group BBQ/fire pit, Playground, Picnic Tables/Benches, Open Space
 - +10 camp sites: require individual electrical hook ups.
 - **PARKING/CIRCULATION:** Will need to accommodate visitor parking, vehicular turning radius, vehicle turn-around (12m R).
 - 1 stall per camp site, 1 visitor per 10 campsites (73 camp sites = 8 visitor parking stalls, 25 provided)
 - **BICYCLE PARKING:** Class 1 (designated) & Class 2 (short term)
 - 100m max. distance to Washrooms
 - 60m max. to potable water
 - 45-50m to garbage/solid waste/recycling
 - Laundry facilities: 1 for first 10 campsites, plus 1 for every additional 30 campsites
 - RAR assessment required if development within 30m of stream/creek
 - Servicing: water and sanitary to VCH standards
 - Fire Protection, Safety & Emergency Management Plan
 - Traffic Management (MOTI referral)
 - Solid Waste Management Strategy
 - Wildlife Attractants (management strategy), food caches
 - On-Site Caretaker
 - Washrooms located min. 7.5m & max. 100m from each campsite
 - Sani-Station/dump required if a publically accesible station is located more than 20km away
 - ± 73 CAMP SITES (RV and Tent/Car) would require approx.:
 Laundry: ± 3 washer/dryers
 Washrooms: ± 6 toilets, 8 sinks, 6 showers required (must be within 100m of ALL camp sites)

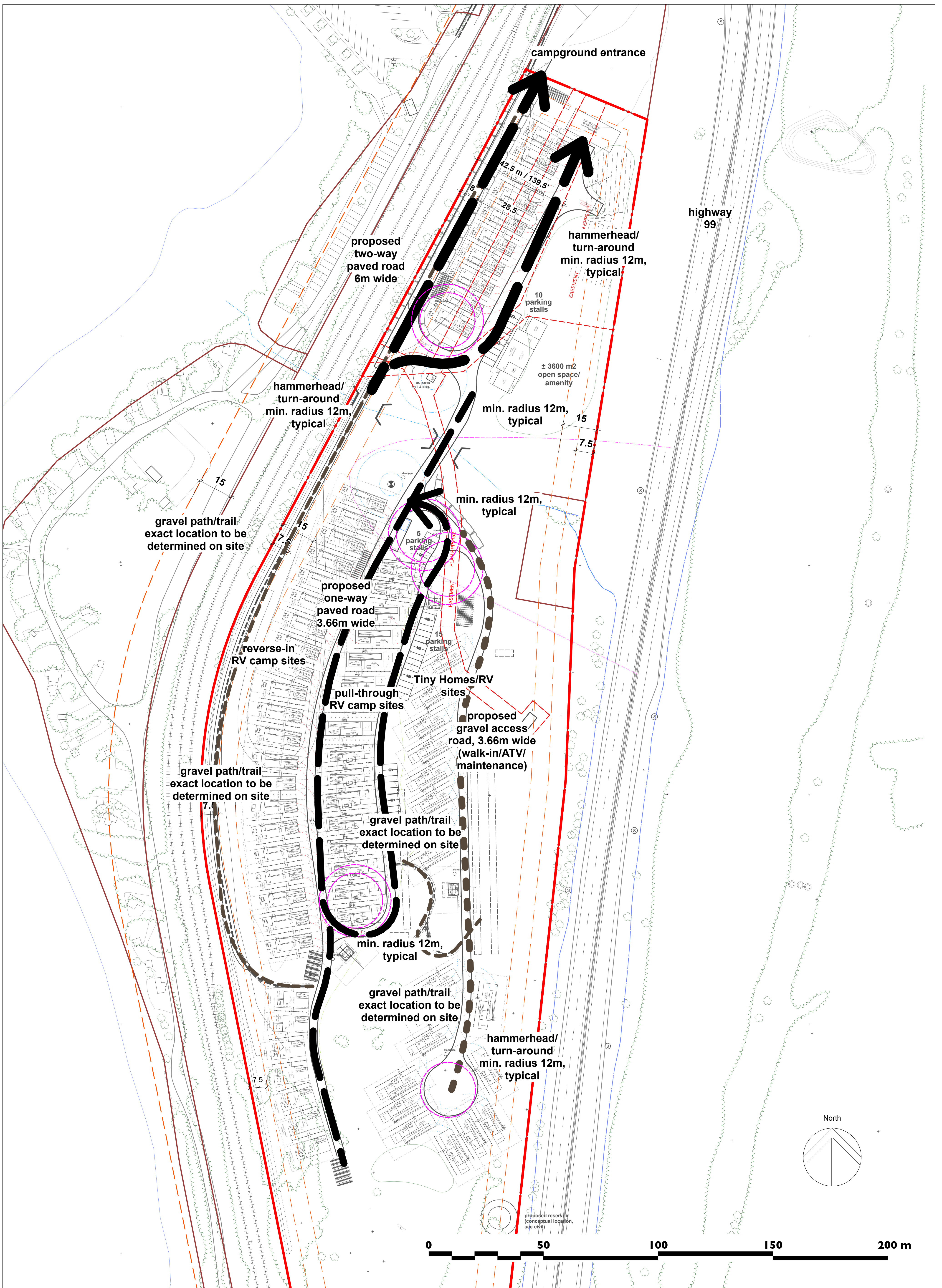


Issued For:	Date:
DP/IRZ APPLICATION	23/04/26
DP/IRZ APPLICATION	23/06/29
REVISED - CERG SETBACKS	23/08/09
REVISED: BC Parks	24/05/27
REZONING	25/12/18
REVISED	26/03/11

Sheet Title:
SITE PLAN - RV & TENT CAMPSITES
 Project
PORTEAU COVE CAMPGROUND
 PORTEAU COVE, BC

MURDOCH COMPANY
 Architecture + Planning Ltd.
 #106-4319 Main Street
 P.O. Box 1394
 Whistler, B.C. V0N 1B0
 Ph. 905-6992
 email: murdoch@telus.net

Drawn By:	Scale:
BM/JL	1:500 METRIC
Project No:	Sheet No:
20.03	L-1.4



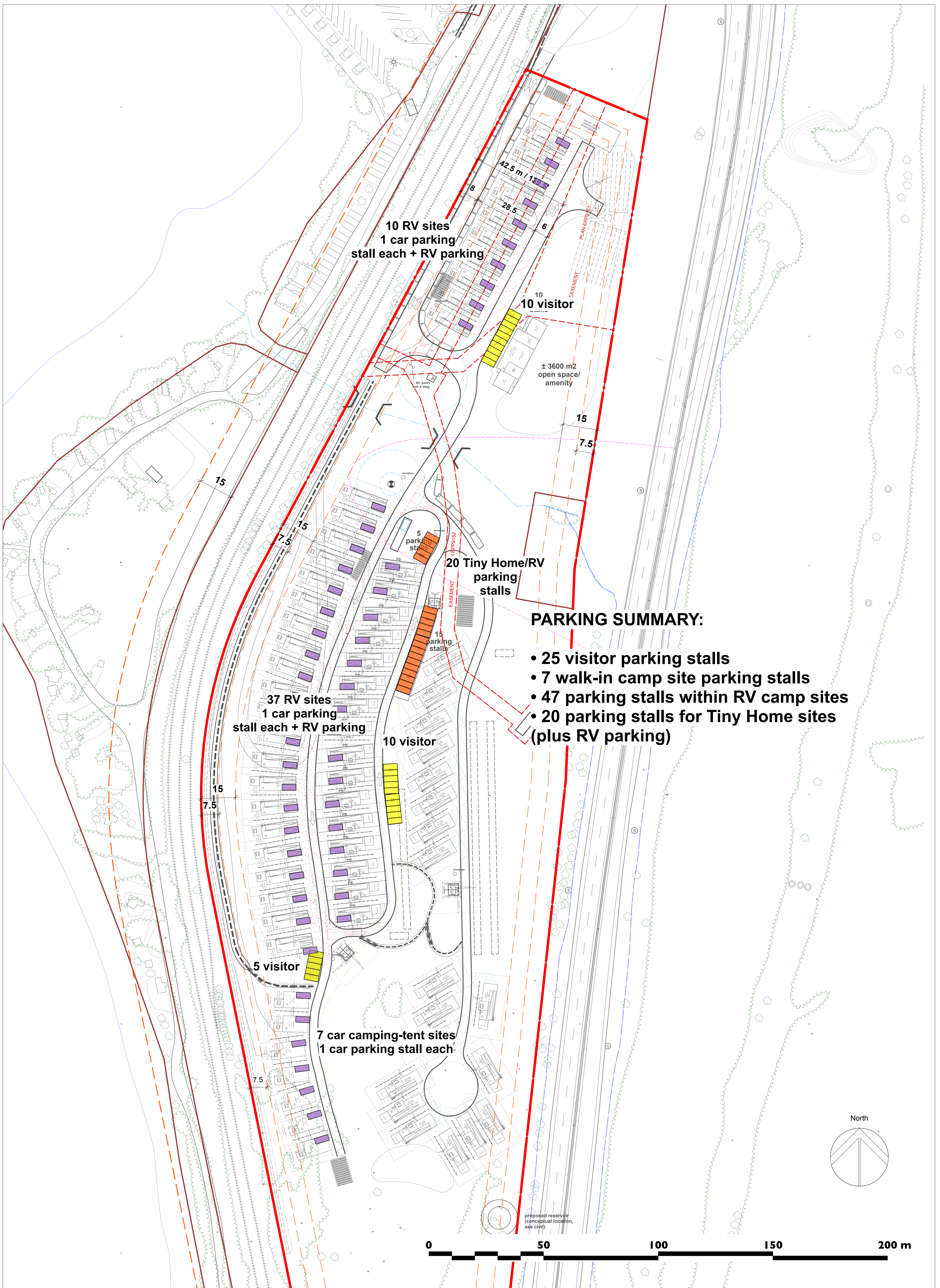
Issued For:	Date:
DP/IRZ APPLICATION	23/04/26
DP/IRZ APPLICATION	23/06/29
REVISED - CERG SETBACKS	23/08/09
REVISED: BC Parks	24/05/27
REZONING	25/12/18
REVISED	26/03/11

Sheet Title:
CIRCULATION
 Project
PORTEAU COVE CAMPGROUND
 PORTEAU COVE, BC

MURDOCH COMPANY
 Architecture + Planning Ltd.
 #106-4319 Main Street
 P.O. Box 1394
 Whistler, B.C. V0N 1B0
 Ph. 905-6992
 email: murdoch@telus.net

Drawn By:	Scale:
BM/JL	1:750 METRIC
Project No:	Sheet No:
20.03	L-2.2

CIRCULATION



PARKING SUMMARY:

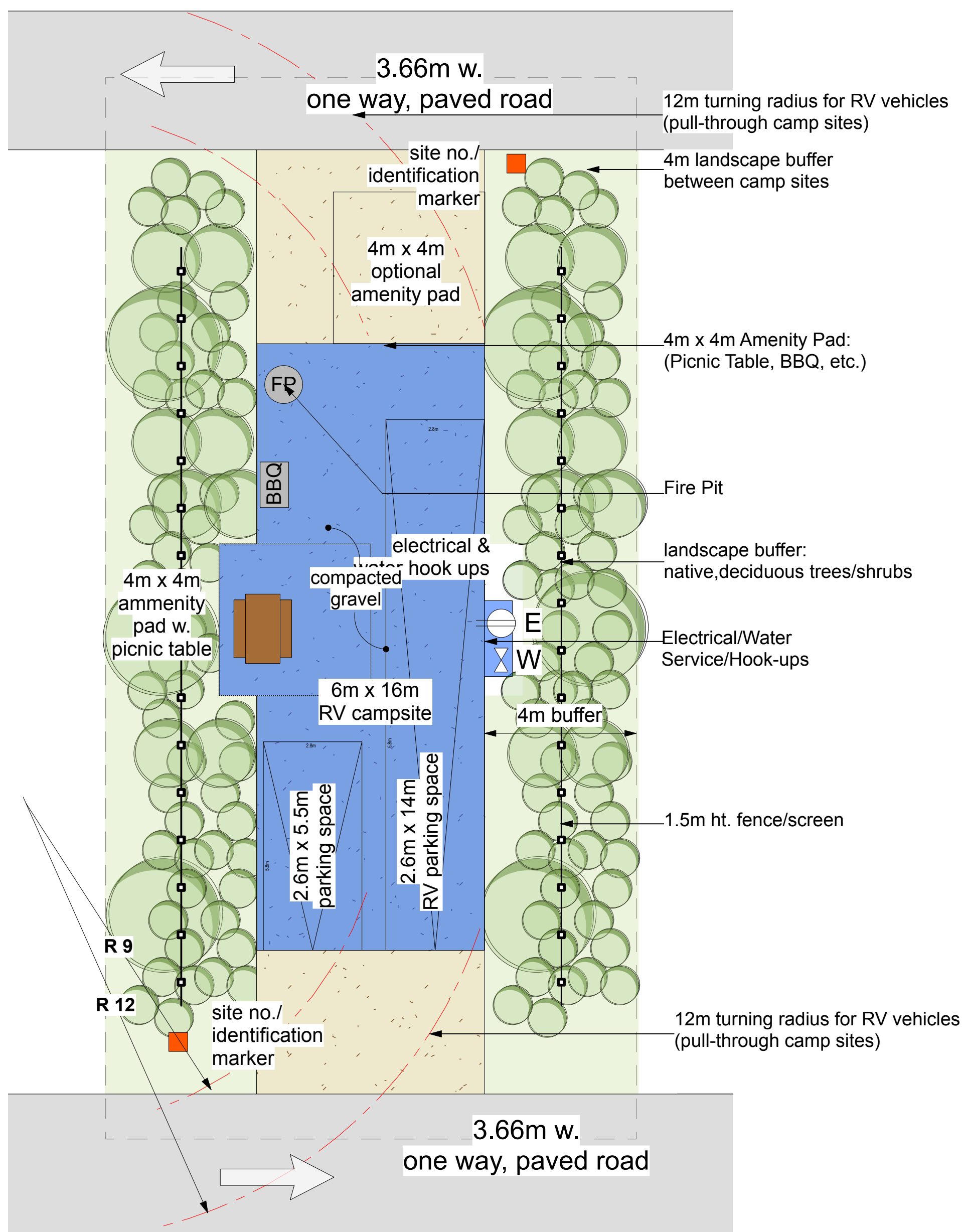
- 25 visitor parking stalls
- 7 walk-in camp site parking stalls
- 47 parking stalls within RV camp sites
- 20 parking stalls for Tiny Home sites (plus RV parking)

Issued For:	Date:
DP/RZ APPLICATION	23/04/26
DP/RZ APPLICATION	23/06/29
REVISED - CERG SETBACKS	23/08/09
REVISED: BC Parks	24/05/27
REZONING	25/12/18
REVISED	26/03/11

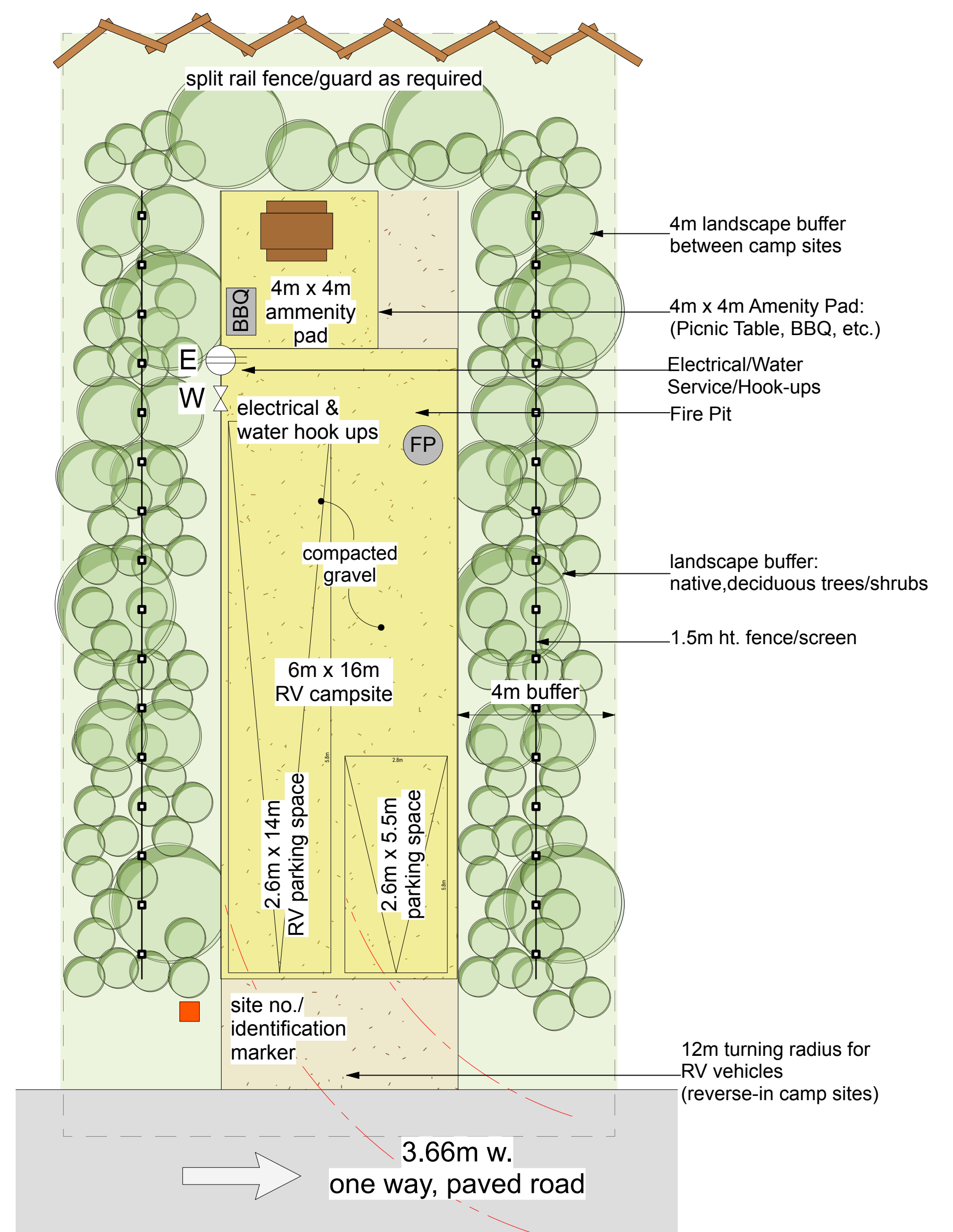
Sheet Title:
PARKING
 Project
PORTEAU COVE CAMPGROUND
 PORTEAU COVE, BC

MURDOCH + COMPANY
 Architecture + Planning Ltd.
 #106-4319 Main Street
 P.O. Box 1394
 Whistler, B.C. V0N 1B0
 Ph. 905-6992
 email: murdoch@telus.net

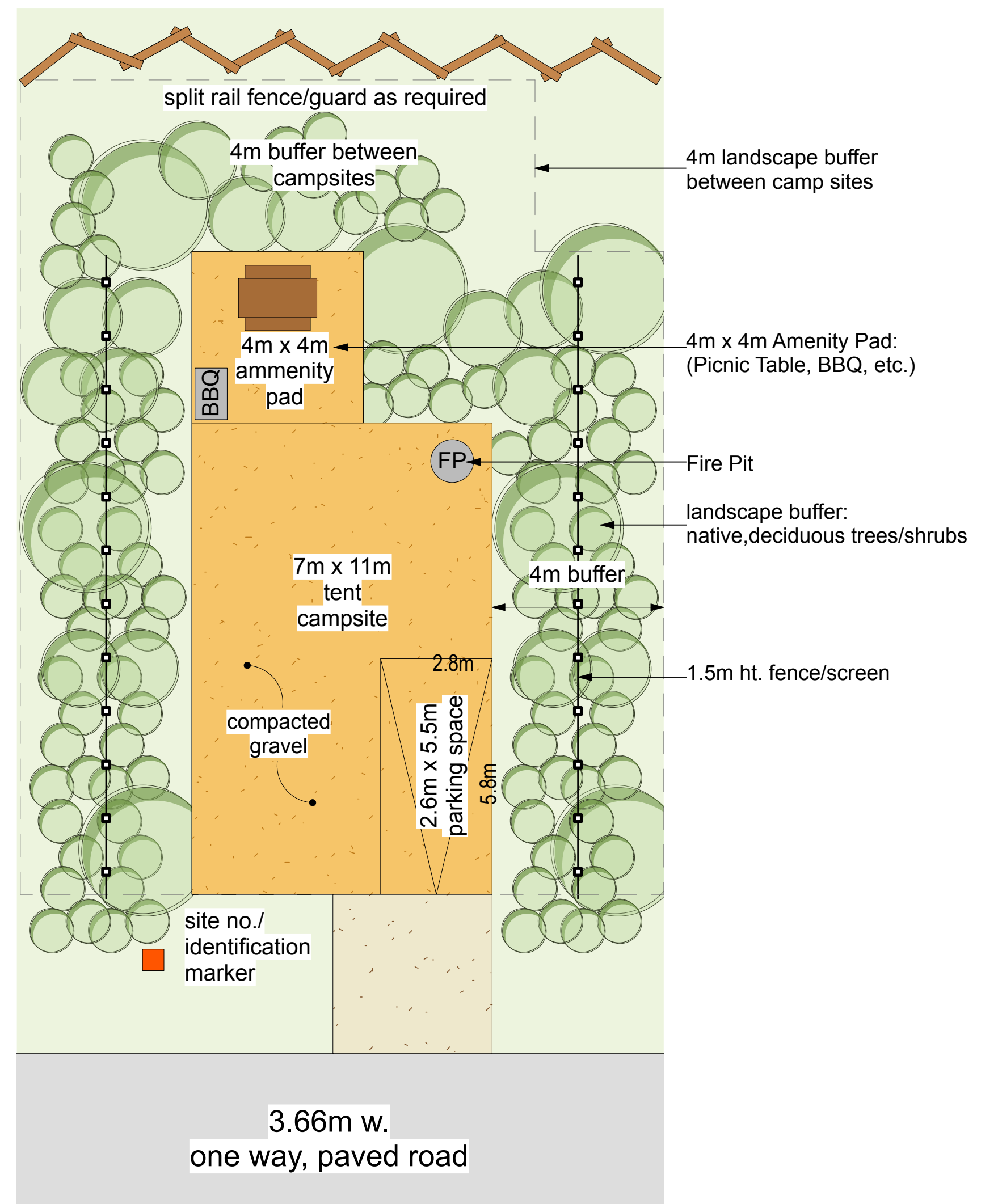
Drawn By:	Scale:
BM/JL	1:750 METRIC
Project No:	Sheet No:
20.03	L-2.3



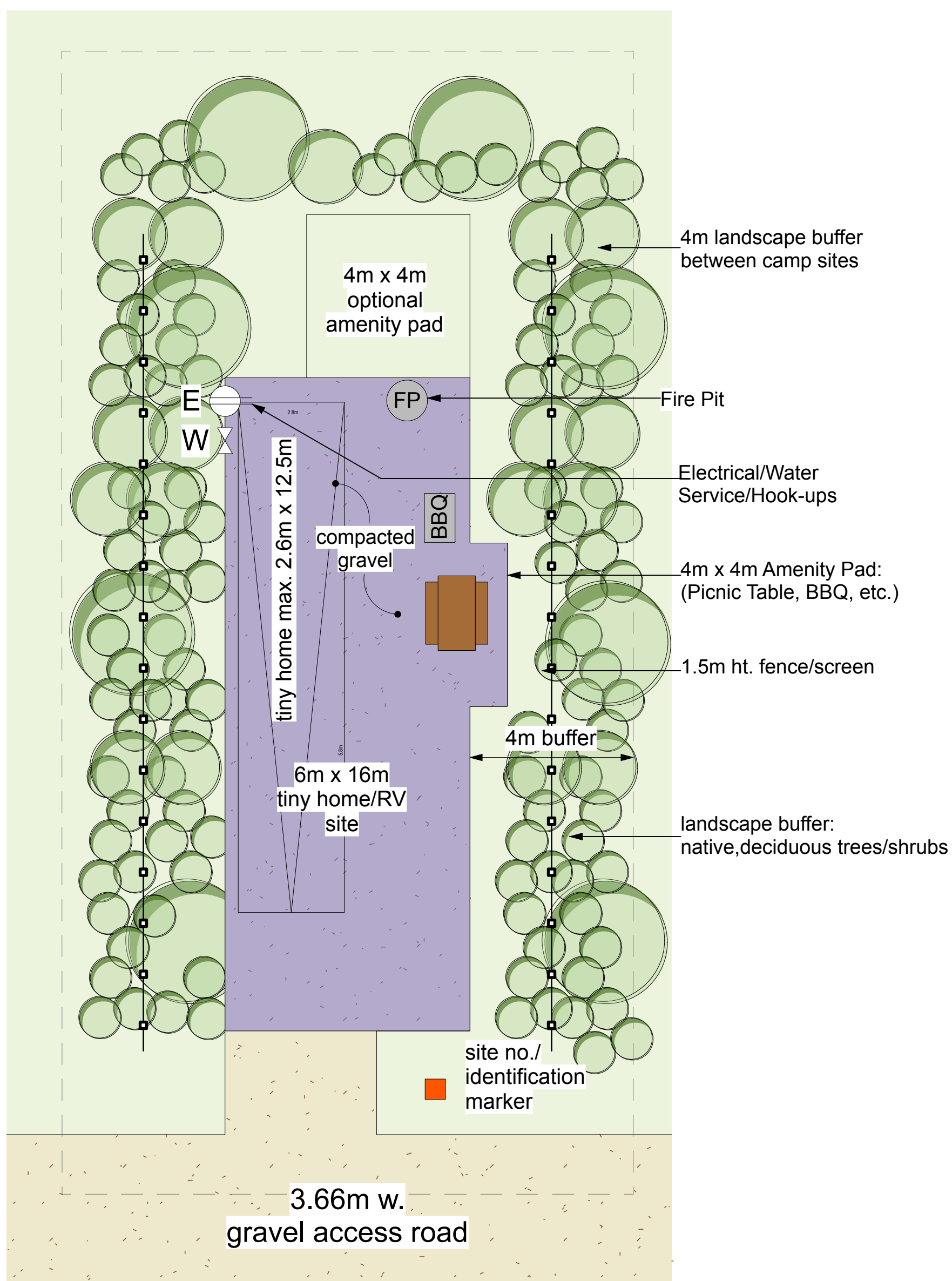
Typical pull-through RV Camp Site



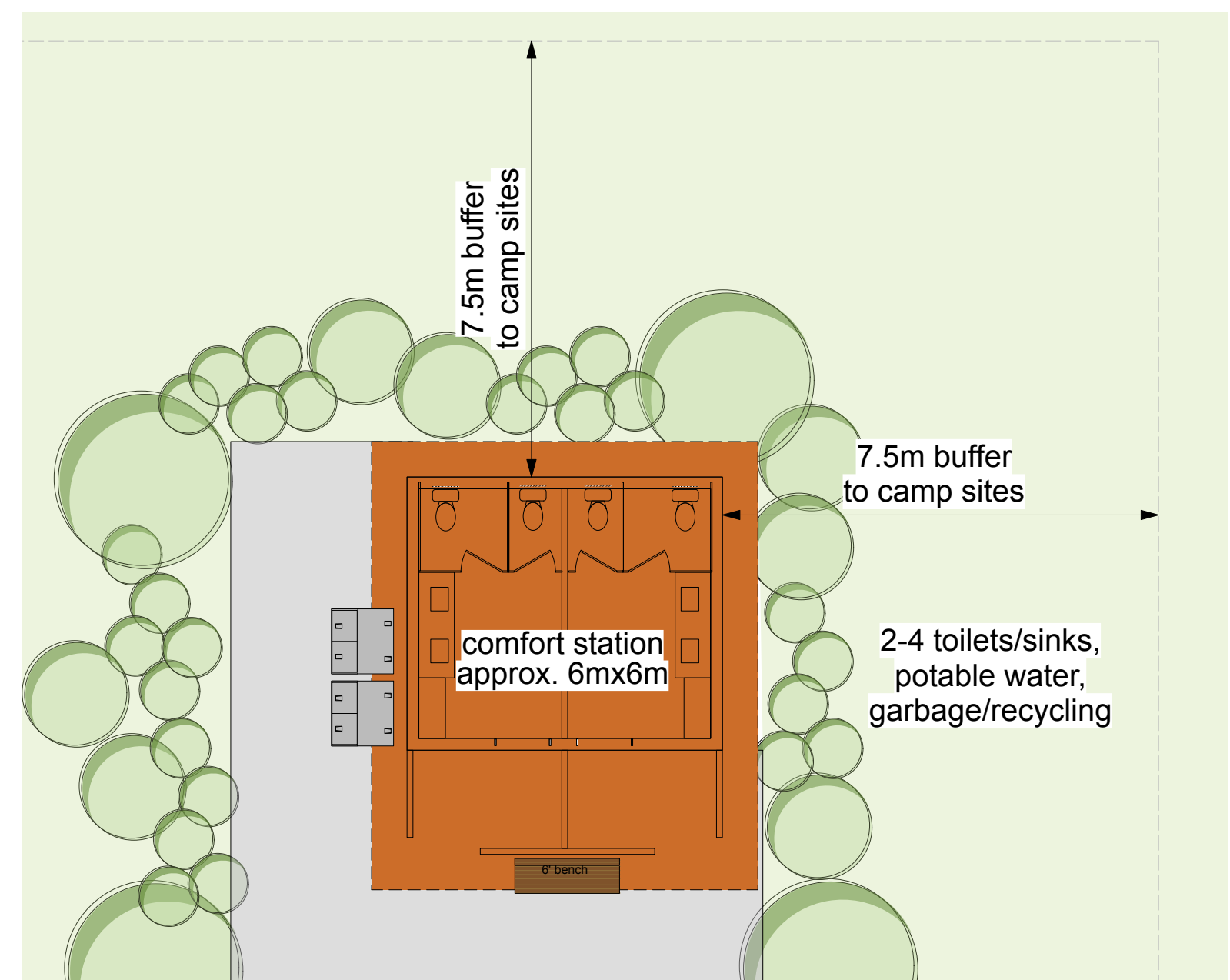
Typical reverse-in RV Camp Site



Typical Camp Site: Tent/Vehicle



Typical Tiny Home Site



Typical Comfort Station/Washrooms

Issued For:	Date:
DP/RZ APPLICATION	23/04/26
DP/RZ APPLICATION	23/06/29
REVISED - CERG SETBACKS	23/08/09
REVISED: BC Parks	24/05/27
REZONING	25/12/18
REVISED	26/03/11

Sheet Title:
CAMP SITES: DETAIL PLANS
 Project
PORTEAU COVE CAMPGROUND
 PORTEAU COVE, BC

MURDOCH COMPANY

Architecture + Planning Ltd.
 #106-4319 Main Street
 P.O. Box 1394
 Whistler, B.C. V0N 1B0
 Ph. 905-6992
 email: murdoch@telus.net

Drawn By: Scale:

BM/JL

Project No:

20.03

Sheet No:

L-3.1

CAMP SITES: DETAIL PLANS

This document contains copyrighted material belonging to Murdoch+Company Architecture+Planning Ltd. Any unauthorized use, disclosure, or duplication of any information contained herein may result in liability under applicable laws.



This document contains copyrighted material belonging to Murdoch+Company Architecture+Planning Ltd. Any unauthorized use, disclosure, or duplication of any information contained herein may result in liability under applicable laws.

Issued For:	Date:
DP/IRZ APPLICATION	23/04/26
DP/IRZ APPLICATION	23/06/29
REVISED - CERG SETBACKS	23/08/09
REVISED: BC Parks	24/05/27
REZONING	25/12/18
REVISED	26/03/11

Sheet Title:
PROPOSED CIRCULATION TO PARK
 Project
PORTEAU COVE CAMPGROUND
 PORTEAU COVE, BC

MURDOCH + COMPANY
 Architecture + Planning Ltd.
 #106-4319 Main Street
 P.O. Box 1394
 Whistler, B.C. V0N 1B0
 Ph. 905-6992
 email: murdoch@telus.net

Drawn By:	Scale:
BM/JL	1:500 METRIC
Project No:	Sheet No:
20.03	L-3.2

PROPOSED CIRCULATION TO PARK