

**To:** Board  
**Date:** March 25, 2026  
**From:** Planning and Development Services

**Subject: Electoral Area D Zoning and OCP Amendment Bylaws – Porteau Cove Campground (Second Reading)**

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### RECOMMENDATION(S)

THAT Bylaw No. 1830-2023, cited as “Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1830-2023”, be read a second time as amended.

THAT Bylaw No. 1828-2023, cited as “Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1828-2023, be read a second time.

THAT the Board direct staff to schedule and advertise a public hearing, to be held electronically, and delegate the holding of the public hearing to Electoral Area D Director Tony Rainbow with Director Jen Ford or any other Director as alternate delegate pursuant to Section 469 of the *Local Government Act*, for the consideration of Bylaw No. 1830-2023, cited as “Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1830-2023”, and Bylaw No. 1828-2023, cited as “Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1828-2023”.

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### PURPOSE

The purpose of this report is to update the Board on the Campground proposal, summarize the referrals received since Second Reading, and request consideration of Second Reading of the amending bylaws and the scheduling of an electronic public hearing.

### EXECUTIVE SUMMARY

The SLRD received an Official Community Plan (OCP) and zoning amendment application for a proposed commercial campground in Porteau Cove, adjacent to the existing Porteau Cove Provincial Park campground. Since the application was last before the Board for first reading in 2023, staff circulated the proposal to referral agencies. A detailed civil servicing plan has now been completed and accepted by Vancouver Coastal Health (VCH), resolving the necessary servicing requirement to move this forward.

This report provides an overview of referral feedback received to date, the steps taken by the applicant to address identified issues, and the resulting updates to the application and draft amendment bylaws. Several technical items will continue to be refined through subsequent review stages, including the Campground Bylaw process and issuance of a Campground Permit prior to bylaw adoption.

## KEY INFORMATION

### Property Information:

[GIS Webmap Location Link](#)

<b>Applicant:</b>  Paul Wood (1364118 B.C. Ltd.)	<b>Location:</b>  Porteau Cove, Electoral Area D	<b>Legal Description:</b>  LOT 1 DISTRICT LOT 1748 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP41560 EXCEPT PLAN BCP46926	<b>PID:</b>  027-966-950
<b>RGS Designation:</b>  Non-settlement Area	<b>OCP Designation:</b>  Resource Management	<b>Zoning:</b>  Rural Resource 3	<b>Development Permit Areas:</b>  Wildfire Protection Riparian Protection

### Previous Resolutions:

At the September 27, 2023, Board Meeting, the SLRD Board passed the following resolutions:

*THAT it be recommended to the Regional Board:*

*THAT Bylaw 1828-2023, cited as "Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1828-2023" be introduced and given first reading.*

*THAT Bylaw 1828-2023, cited as "Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1828-2023" be referred to the appropriate First Nations, District of Squamish, and provincial agencies including the Ministries of Transportation and Infrastructure, Ministry of Forests, BC Parks, and Vancouver Coastal Health for comment.*

*THAT Bylaw 1830-2023, cited as "Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1830-2023" be introduced and given first reading.*

*THAT Bylaw 1830-2023, cited as "Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1830-2023" be referred to the appropriate First Nations, District of Squamish, and provincial agencies including the Ministries of Transportation and Infrastructure, Ministry of Forests, BC Parks, and Vancouver Coastal Health for comment.*

**Previous Reports:**

[September 13, 2023 EAD / September 27, 2023 Board Meeting – First Reading Report](#)

**Site Context:**

Existing site uses include aggregate extraction and undistributed forested slopes. There is an active mine permit on the parcel (the subject site was previously a quarry). The site presents an 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. Geotechnical works to stabilize the downhill slopes making it suitable for this type of development have been completed under federal permits.

The current Rural Resource 3 (RR3) zoning and Resource Management OCP designation does not provide for the campground use, thus the need for a Zoning and OCP amendment application. The Zoning and OCP Amendment Applications are being processed concurrently, with a Campground permit to be required at a later stage.

**Project Details:**

The SLRD received a [development application](#) from Paul Wood (1364118 B.C. LTD) for a campground on a [7.27-hectare parcel of land](#) adjacent to the existing Porteau Cove Provincial Park. The application proposes a total of 73 campsites, consisting of 7 tent sites, 47 RV sites, and 19 'glamping sites' (for tiny homes/RVs).

Outdoor amenity space and an amenity building are also included, which will provide services for campground users, commercial assembly uses, and provides employee housing on the upper floor(s).

<b>Key Elements</b>
<b>Camping Units*</b> 7 tent camp sites 47 RV campsites 19 glamping sites (RV or tiny home)**  *Designed to SLRD Campground Bylaw standard **in accordance with tourist accommodation and campground regulations that limit maximum stay of not more than 30 consecutive days per camping party
<b>Main Lodge/Amenity Building</b>
<b>Initial</b> <b>Ground Floor (Amenity Space) (~3000ft<sup>2</sup> / 280m<sup>2</sup>)</b> <ul style="list-style-type: none"><li>• Reception/Check-in/office/administration</li><li>• Concession/Café/retail</li><li>• Laundry/Washrooms&gt;Showers</li></ul> <b>Second Floor (Employee Housing) (~2000ft<sup>2</sup> / 180m<sup>2</sup>)</b> <ul style="list-style-type: none"><li>• 1 dwelling unit (caretaker unit with ~4 extra bedrooms for seasonal employee housing)</li></ul>

<p><b>Future Ground Floor (Amenity Space)</b> (~6000ft<sup>2</sup> / 550m<sup>2</sup>)</p> <p><b>Second and Third Floors</b> (~12000ft / 1100m<sup>2</sup> total)</p> <ul style="list-style-type: none"> <li>• 16 employee housing dwelling units (~600ft<sup>2</sup> / 56m<sup>2</sup> each)</li> </ul>
<p><b>Common Outdoor Amenity Area</b> (minimum 5 % of total parcel area – 3600m<sup>2</sup> required)</p> <ul style="list-style-type: none"> <li>• Picnic Shelters, Group BBQ, Fire Pits</li> <li>• Playground, Active Recreation (volleyball, basketball, frisbee/mini golf)</li> <li>• Picnic Tables, Benches</li> <li>• Open Space, Lawn</li> <li>• Off-leash Dog Area</li> <li>• Assembly and commercial assembly uses</li> </ul>
<p><b>Comfort Stations/Washrooms (90m<sup>2</sup>)</b></p> <ul style="list-style-type: none"> <li>• 3 of approximately 30m<sup>2</sup> each</li> </ul>
<p><b>Parking</b> Visitor Stalls: 8 required, 25 provided</p>

#### *Planned Site Disturbance and Impact*

The majority of the campground will see the existing disturbed site restored, with minimal impact to undisturbed areas. Camp sites will be located to minimize impact on the existing forest vegetation. The site plan and application also commit vehicular traffic and parking to be centralized, limiting encroachment into the natural landscape. The application also commits to landscape restoration planting of the existing disturbed site as per environmental and Squamish Nation recommendations.

#### *Tiny Home Concept and Regulations*

The applicant has submitted a “tiny home” concept for the proposed ‘glamping sites’. Staff have advised the applicant that any tiny home used within a campground must meet the definition of a *camping unit* under the Campground Bylaw and therefore cannot be a park model trailer or a tiny home placed on a permanent foundation. To be considered a compliant camping unit, a tiny home must be constructed to CSA Z240 (RV Series) standards, remain road-legal, and meet the bylaw’s dimensional and mobility requirements (maximum width 2.6 m, maximum length 12.5 m, and capable of movement via hitch or fifth-wheel connection). Additionally, the Campground Bylaw has regulations on the length of stay in a campground and the maximum stay in all *camping units* is not more than 30 consecutive days per *camping party*.

Based on the [Tiny Home Concept](#) submitted to date, the applicant’s ‘tiny homes’ are intended to meet these requirements and will be reviewed at the detailed design/building permit stage to confirm compliance with all campground bylaw provisions.

#### *Employee Housing and Caretaker Unit*

The applicant is proposing employee housing consistent with the definition in the Area D Zoning Bylaw, which permits occupancy only by employees and their eligible household members. The original proposal included 16 apartments for employee housing, including a caretaker unit.

Due to BC Hydro power-supply limitations, the applicant cannot support multiple one-bedroom units as originally envisioned at this time. Instead, a single multi-bedroom dwelling unit (~4 bedrooms) with one shared kitchen is now proposed. This dwelling will accommodate the caretaker as well as seasonal staff. The applicant understands that the unit may only be used for employee housing and cannot be used for tourist accommodation.

If additional electrical capacity becomes available in the future, the amendment bylaw has been written in such a manner to allow for expansion/construction of multiple employee-housing units (16 units) without requiring another zoning amendment. The on-site caretaker must live within a *dwelling unit* per the Campground Bylaw, and the zoning amendment bylaw has been written in such a way to specify that the caretaker will reside within the employee housing dwelling unit(s) proposed.

#### *Circulation and Traffic Management*

Following the referrals received, a Traffic Impact Assessment (TIA) was conducted, and MOTT has accepted this report. A preliminary circulation plan has been provided with the application, and the applicant has identified a proposed location for a multi-use pathway recommended in the TIA. The final alignment and design of this pathway, which is intended to support circulation between the existing BC Parks campground and the proposed new campground, will require continued collaboration between the applicant, BC Parks, and SLRD staff and these conversations are ongoing.

Consistent with the Campground Bylaw, a detailed Traffic and Visitor Use Management Plan will be required prior to bylaw adoption and issuance of the Campground permit.

See the draft [Drawing Package and Site Plan](#) and [Design Rationale](#) for more details.

#### **Zoning Amendment Bylaw:**

The subject property is zoned Rural Resource 3 under the Electoral Area D Zoning Bylaw, which provides for aggregate extraction and residential uses, thus the need for a zoning amendment. The Zoning Amendment Bylaw 1830-2023 proposes to rezone the subject property to CC1 Zone (Campground Commercial 1 Zone (Porteau Cove Campground)).

The intent of the CC1 Zone is to provide for a campground incorporating accessory commercial, recreation, and employee housing uses. The provision of *commercial assembly* use has been added since second reading. All changes are highlighted in the attached bylaw. Please see **Attachment A – Draft Zoning Amendment Bylaw**.

#### **OCP Amendment Bylaw:**

The subject property is designated Resource Management, which reflects the current mining and site reclamation activities. An OCP amendment is required to provide for Campground and ancillary uses. The OCP Amendment Bylaw No. 1828-2023 proposes to re-designate the subject property from Resource Management to a new Commercial – Porteau Cove Campground Designation. Please see **Attachment B – Draft OCP Amendment Bylaw**.

#### **Referral Responses:**

Following first reading, a 30-day referral period was initiated, with referrals sent to neighbouring First Nations, adjacent local governments, and provincial ministries/agencies. As part of this

process, the Ministry of Transportation and Transit (MOTT) reviewed traffic considerations and requested a Traffic Impact Assessment (TIA), Vancouver Coastal Health (VCH) reviewed servicing considerations, and BC Parks has reviewed as an adjacent landowner.

<b>Referral Agency</b>	<b>Response</b>	<b>Actions/SLRD Comment</b>
<b>Vancouver Coastal Health</b>	<ul style="list-style-type: none"> <li>Initial response indicated a lack of sufficient detail in some key areas such as drinking water and sewerage servicing.</li> <li>VCH has now provided their preliminary, non-objection for the zoning amendment.</li> </ul>	<ul style="list-style-type: none"> <li>The appropriate technical assessments were completed (see professional reports below)</li> <li>A civil engineering servicing plan has now been provided.</li> </ul>
<b>District of Squamish</b>	<ul style="list-style-type: none"> <li>No major comments or concerns.</li> <li>Flagged that there is no central waste storage area incorporated into the proposed design yet. This comment included that there should also be bear-proof compost bins.</li> </ul>	<ul style="list-style-type: none"> <li>SLRD staff recognize the need for detailed waste storage plans, which will be determined and required at the Campground Permit stage, with input from SLRD Infrastructure and Environmental Services staff.</li> </ul>
<b>BC Parks</b>	<ul style="list-style-type: none"> <li>Requested site visit</li> <li>Pedestrian and bicycle access concerns</li> <li>Easement areas to be identified (BC Parks has water servicing infrastructure on the subject parcel)</li> <li>More details wanted regarding traffic and visitor use management</li> </ul>	<ul style="list-style-type: none"> <li>Parks met the applicant on site for a site visit</li> <li>Parks helped scope the TIA</li> <li>The appropriate easements are now identified in the plans and Parks are aware of the proposed servicing plan</li> <li>Further details regarding traffic and visitor use management will be required before adoption, through the Campground Permit</li> </ul>
<b>Ministry of Transit and Transportation (MOTT)</b>	<ul style="list-style-type: none"> <li>Initial response required a Traffic Impact Assessment (TIA).</li> <li>MOTT has now granted preliminary approval of the zoning amendment.</li> </ul>	<ul style="list-style-type: none"> <li>TIA was provided</li> <li>No new access off Highway 99 is permitted</li> <li>Traffic Management Plan to be required prior to adoption</li> </ul>
<b>Ministry of Water, Land and Resource Stewardship – Land and Resources</b>	<ul style="list-style-type: none"> <li>The proposed project area overlaps with 5.35 hectares of provincially-identified suitable dispersal habitat for Northern Spotted Owl.</li> </ul>	<ul style="list-style-type: none"> <li>The environmental review was updated to reflect the Northern Spotted Owl information and mitigation measures</li> <li>If there is in fact no tree clearing activities, surveys will not be required.</li> </ul>

<b>Regional Initiatives</b>		
<b>CN Rail</b>	<ul style="list-style-type: none"> <li>• 30m setback and safety berms are recommended to protect the occupants of the site in case of a derailment or a railway accident.</li> </ul>	<ul style="list-style-type: none"> <li>• The proposed campsites and amenity building are 15-20m from the CN property line. The SLRD Campground Bylaw requires a 7.5m setback. A 30m setback is not realistic or reflective of the local context, adjacent Provincial Park setbacks or land use bylaws. SLRD staff suggest that the current 15m setback from the CN property line to proposed campsites and amenity building is sufficient.</li> <li>• CN was invited to the TIA scoping meeting but did not provide input/attend.</li> <li>• The Owner shall install and maintain a chain link fence of minimum 1.83 metre height along the mutual property line.</li> </ul>
<b>Squamish Nation</b>	<ul style="list-style-type: none"> <li>• Implement measures to prevent runoff, erosion, and sedimentation near sensitive eelgrass beds.</li> <li>• Install signage that includes the Squamish place name for Porteau Cove.</li> <li>• Explain how the project will prioritize access and use for Squamish Nation members and increase community awareness of the facilities.</li> <li>• Squamish Nation requested to review an Environmental Management Plan; the Initial Environmental Review has already been provided.</li> <li>• Use culturally significant plant species in any revegetation work.</li> </ul>	<ul style="list-style-type: none"> <li>• The initial environmental review was shared with Squamish Nation.</li> <li>• This information was shared with the applicant and many of these recommendations will be addressed at the campground permit stage and are being incorporated into site designs.</li> <li>• Staff look forward to seeing how the proposal can incorporate these recommendations.</li> </ul>
<b>Ministry of Forests</b>	<ul style="list-style-type: none"> <li>• Confirmed no response will be provided</li> </ul>	<ul style="list-style-type: none"> <li>• No tree clearing is proposed at this time</li> </ul>
<b>Ministry of Water, Land and</b>	<ul style="list-style-type: none"> <li>• No response received</li> </ul>	

<b>Resource Stewardship – Stream Management</b>		
<b>Ministry of Water, Land and Resource Stewardship – Fish and Wildlife</b>	<ul style="list-style-type: none"> <li>No response received</li> </ul>	
<b>British Columbia Railway Company</b>	<ul style="list-style-type: none"> <li>No response received</li> </ul>	

### Professional Reports:

#### [Traffic Impact Assessment](#)

- R.F. Binnie and Associates Ltd. completed the TIA. The assessment reviewed the proposed campground traffic with the existing and future Porteau Cove Provincial Park traffic.
- The report notes that while traffic will increase during peak times, the existing protected median barriers and turning lanes will assist in mitigating traffic conflict with vehicles entering and leaving the highway to/from the site.
- A multi-use pathway has been proposed, for pedestrian and bicycle circulation.
- MOTT has accepted this TIA.

#### [Civil Engineering Report](#)

- VIS-ENG is providing civil design of the internal road network and servicing for this proposal.
- The property is currently unserviced. The property has a BC Parks Well and Reservoir within an easement on the lands as well as a BC parks Septic Field on an easement, but this infrastructure can not be used to support the proposed campground.
- Access
  - Access to the proposed subdivision would be from the existing at grade intersection on Highway 99. The site is then accessed by an existing paved driveway through the BC Parks site, with circulation improvements proposed.
- Water Supply
  - Active Earth Engineering (AEE) reviewed the hydrogeology of the site and provided, [Technical Assessment of New Water Supply Well.](#)
  - The water supply was deemed to have adequate supply and superior water quality.
- Wastewater Treatment System
  - Arden Consulting Engineers (ACE) provided a [Feasibility Assessment for Proposed On-Site Wastewater Treatment System.](#)
  - The feasibility assessment that was provided identifies two areas potentially suitable to support a wastewater treatment system.
  - Servicing designs are anticipated to be refined through future submissions to VCH in coordination with the relevant technical disciplines
- Servicing Plan
  - The Civil Engineering servicing for the proposed rezoning uses of the site is viable to build and sustainable to service the proposed uses.

- The design will be further detailed and coordinated and submitted for input and permitting with VHC for Sewer and water and with SLRD in regards to all BP and DP requirements.

### Geotechnical Report

- RMTEC was retained to address the quarry remediation and issued a report in 2023. The report outlined two options for remediation of the downhill slopes. The works were completed utilizing Option 1, under an approved federal permit. A [technical letter](#) indicating completion was submitted on July 25, 2025.
- The property lies within an area identified in the SLRD Geohazard Risk Prioritization Report as potentially being at risk of Debris Flow. A more detailed assessment will be required as part of the building permit or campground permit process.
- In 2025, RMTEC provided a [Geotechnical Recommendations Letter](#) which provides preliminary guidance on safe geotechnical setbacks for a proposed septic tank location.

### Environmental Report

- For the purposes of consideration of the OCP/Zoning Amendment Bylaws, it is noted that the IER states that, based on the conditions observed on the site and the information reviewed, the site would be suitable for campground development subject to the following recommendations (see page 58 of the Report for full details).

## **CONSIDERATIONS**

### **Relevant Plans and Strategies:**

For a detailed policy analysis, please refer to the [First Reading report](#).

### Campground Bylaw and Permit

Under the Campground Bylaw, the following standards are required (among others):

- *A campsite shall have a minimum of one parking space.*
- *A minimum of one visitor parking space per 10 campsites must be provided in centralized locations.*
- *All campgrounds must have an on-site caretaker/manager who lives on-site within a dwelling unit, in accordance with all the applicable zoning bylaw*

The subject OCP/Zoning Amendment application adheres to these standards. Additionally, the following aspects are to be addressed under the Campground permit application (among others):

- Traffic and visitor use management plan
- Safety and fire protection plan
- Wildlife Attractants/Waste Storage
- Detailed servicing and geotechnical assessments
- Such details will be requested as part of the Campground Permit, to be submitted in advance of bylaw adoption.

### Development Permits

The Wildfire Protection Development Permit Area and Riparian Protection Development Permit Area will be addressed at the building permit stage as well as any more detailed geotechnical requirements. Additional design considerations will be addressed through the Campground Permit.

### **Organizational / External Impacts:**

Impacts of the proposed campground will be largely local in nature, with visitors expected to come primarily from surrounding urban areas. The campground is anticipated to relieve pressure on recreation sites in the area which are consistently at capacity throughout the region. By providing a formal, managed accommodation option, the project may help reduce unmanaged or overflow camping that places strain on natural areas and park infrastructure. The project is also expected to generate positive tourism and economic benefits for businesses in Electoral Area D and the District of Squamish by increasing visitor activity and supporting the broader recreation-based economy of the region.

The proposal aligns with Goal 6 (Encourage the Sustainable Use of Parks and Natural Areas) of the Regional Growth Strategy. In particular, it supports the goal's strategic directions to *promote a variety of accessible recreational facilities* and to *harmonize local, provincial, and First Nations land-use plans with respect to recreation*. By expanding managed recreational capacity in a location already anchored by established park uses, the project contributes to a more sustainable and coordinated recreation network.

### **Financial Implications:**

There are no direct financial implications to the SLRD associated with this proposal. The campground is privately funded and developed, and no SLRD capital investment, servicing expenditure, or operational support is required.

### **Truth, Reconciliation, and Indigenous Relations:**

The SLRD is committed to enhancing relations with the Indigenous communities and First Nations within whose traditional and unceded territories we operate, with a focus on the Lílwat Nation, Sk̓wx̓wú7mesh Úxwumixw and St'át'imc Nation, and its member communities. Decisions are informed by the SLRD's Indigenous Relations, Truth & Reconciliation Guide. Through the referral process, the proposal was positively received by Sk̓wx̓wú7mesh Úxwumixw, who identified this project as an opportunity to support greater awareness and utilization of the facilities by Squamish Nation members, noting that many community members may not currently be aware of or have had the opportunity to use existing facilities in this area.

The Nation also highlighted opportunities for meaningful collaboration, including incorporating the Squamish place name for Porteau Cove into site signage and using culturally significant plant species in revegetation works. These recommendations will continue to guide project refinement, and SLRD staff will support ongoing, respectful engagement with Sk̓wx̓wú7mesh Úxwumixw as the application progresses.

### **Level of Community Engagement:**

Inform     Consult     Involve     Collaborate     Empower

### **Strategic Priority Alignment:**

Community well-being and livability                       Advocacy

- Truth, reconciliation and relationships
- Responsible governance and service excellence
- Not applicable

- Climate action and sustainability
- Emergency planning, response and recovery

**OPTIONS**

1. Give Amendment Bylaw No. 1830-2023 second reading as amended, and Amendment Bylaw No.1828-2023 second reading and direct staff to schedule an electronic public hearing, as outlined in the Recommendation(s) on Page 1.
2. Request further information prior to giving Amendment Bylaw No. 1830-2023 and Amendment Bylaw No.1828-2023 second reading.
3. Other, as per Board decision.

**NEXT STEPS**

If the Board proceeds with giving the amendment bylaws second reading, the application will be prepared for Public Hearing, including public notice.

**ATTACHMENTS**

- A. Draft Zoning Amendment Bylaw No.1830-2023
- B. Draft OCP Amendment Bylaw No.1828-2023

<b>Submitted by:</b>	K. Bell, Planner
<b>Reviewed by:</b>	C. Dewar, General Manager of Planning and Development Services
<b>Approved by:</b>	H. Paul, Chief Administrative Officer

# Attachment A

## SQUAMISH-LILLOOET REGIONAL DISTRICT BYLAW NO. 1830-2023

A bylaw of the Squamish-Lillooet Regional District to amend the Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016

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**WHEREAS** the Board of the Squamish-Lillooet Regional District wishes to amend Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016;

**NOW THEREFORE**, the Regional Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as “Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1830-2023”.
2. Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016 is amended as follows:
  - (a) By adding the following designation to Table 3-1 Designation of Zones, to come after BC5 – Backcountry Commercial 5 ZONE (Black Tusk Helicopters):

**CC1 – Campground Commercial 1 Zone (Porteau Cove Campground)**

- (b) The Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Schedule B1 Electoral Area D Zoning Map is amended as follows:

The land outlined on the map on Schedule 1 to this bylaw and legally described as “LOT 1 DISTRICT LOT 1748 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP41560 EXCEPT PLAN BCP46926; PID: 027-966-950” is rezoned from Rural Resource 3 Zone (RR3) to CC1 Zone (Campground Commercial 1 Zone (Porteau Cove Campground)).

- (c) By adding Amendment Bylaw 1830-2023 to the Summary of Amendments table as follows:

1830-2023	Porteau Cove Campground Zoning Amendment	, 202X
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- (a) By inserting the following 11.9 CC1 – CAMPGROUND COMMERCIAL 1 ZONE (Porteau Cove Campground) into Schedule A Zoning Bylaw under SECTION 11 COMMERCIAL ZONES and following the SECTION 11.8 BC6 – BACKCOUNTRY COMMERCIAL 6 ZONE (Blackcomb Snowmobiles) as follows:

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### SECTION 11.9 – CC1 – CAMPGROUND COMMERCIAL 1 ZONE (Porteau Cove Campground)

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**Intent**

# Attachment A

11.8.1 The intent of this zone is to provide for a campground incorporating accessory commercial and recreation uses, employee housing and caretaker facilities.

## Permitted Uses

11.8.2 In the CC1 Zone the *use of land, buildings and structures* is restricted to:

- *campground*
- *employee housing*, associated with the campground
- parks, playgrounds and trails
- *accessory buildings and accessory uses* directly associated with the permitted uses, including, administration offices, equipment rentals and *retail*, concession/café, common amenity areas, picnic shelters, washrooms and shower facilities, laundry, parking, maintenance, utility and security buildings, waste storage facilities, and check-in booths.
- *assembly, commercial*

## Conditions of Use

11.8.3 The following conditions apply to the permitted uses in the CC1 zone:

- .1 The caretaker must reside in an *employee housing* unit and must not reside in a *recreational vehicle*.
- .2 Any Special Events held on the property may require a Special Event Permit and must be in accordance with the SLRD Special Events Bylaw, as amended from time to time.
- .4 A *recreational vehicle* may include the use of a tiny home, provided it is CSA Z240 RV Series certified and is in accordance with the Squamish-Lillooet Regional District Campground Bylaw, as amended from time to time.
- .5 A *recreational vehicle* does not include a *recreational vehicle(s), park model*.

## Regulations

11.8.4 On a parcel located in the CC1 Zone, no *building or structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	7.27 ha
.2	Maximum <i>parcel coverage</i>	5%
.3	Maximum number of <i>campsites</i>	73
.5	Maximum <i>gross floor area</i> for <i>permitted uses</i> Employee Housing Administration/Commercial/Amenity	<ul style="list-style-type: none"> <li>• 1100 m<sup>2</sup></li> <li>• 550 m<sup>2</sup></li> </ul>
.6	Maximum number of <i>employee housing dwelling units</i>	16
.7	Minimum <i>setback</i> from all parcel lines	7.5 m
.8	Maximum <i>height</i> of <i>buildings and structures</i>	12m or 3 storeys

# Attachment A

## Parking and Loading

11.8.5 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 5 of this bylaw.

(b) The Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Schedule B1 Electoral Area D Zoning Map is amended as follows:

The land outlined on the map on Schedule 1 to this bylaw and legally described as “LOT 1 DISTRICT LOT 1748 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP41560 EXCEPT PLAN BCP46926; PID: 027-966-950” is rezoned from Rural Resource 3 Zone (RR3) to CC1 Zone (Campground Commercial 1 Zone (Porteau Cove Campground)).

(c) By adding Amendment Bylaw 1830-2023 to the Summary of Amendments table as follows:

1830-2023	Porteau Cove Campground Zoning Amendment	, 202X
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READ A FIRST TIME this 27<sup>th</sup> day of September, 2023

READ A SECOND TIME, as amended this day of , 202X

PUBLIC HEARING held this day of , 202X

READ A THIRD TIME this day of , 202X

APPROVED PURSUANT TO SECTION 52 (3)(a) OF THE TRANSPORTATION ACT this day of , 202X

ADOPTED this day of , 202X

\_\_\_\_\_  
Jen Ford  
Chair

\_\_\_\_\_  
Angela Belsham  
Corporate Officer

# Attachment B

## SQUAMISH-LILLOOET REGIONAL DISTRICT ELECTORAL AREA D OFFICIAL COMMUNITY PLAN BYLAW NO. 1135-2013, AMENDMENT BYLAW NO. 1828-2023

A bylaw of the Squamish-Lillooet Regional District to amend Electoral Area D Official Community Plan Bylaw No. 1135-2013

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**WHEREAS** the Board of the Squamish-Lillooet Regional District wishes to amend the Electoral Area D Official Community Plan Bylaw No. 1135-2013;

**NOW THEREFORE** the Regional Board of the Squamish-Lillooet Regional District in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as “Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1828-2023”.
2. Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013 is hereby amended as follows:
  - (a) By inserting the following **5.10 Commercial – Porteau Cove Campground Designation** into Schedule A Zoning Bylaw under Section 5 LAND USE DESIGNATIONS as follows:

### **5.10 Commercial – Porteau Cove Campground Designation**

#### *Objectives*

- 5.10.1 To recognize the area suited for the establishment of a Campground, while supporting site reclamation efforts and preserving and protecting the environmental values.

#### *Policies*

- 5.10.2 The development of campground facilities in appropriate locations is supported as a means of enhancing recreation and economic opportunities in the plan area
- 5.10.3 Permitted uses in the Commercial – Porteau Cove Campground designation shall include campground and ancillary uses.
- 5.10.4 Residential uses are generally not supported, beyond care taker unit and employee housing.

- (b) By renumbering Section 5 LAND USE DESIGNATIONS accordingly and updating the Table of Contents.
- (c) By adding Amendment Bylaw No. 1828-2023 to the Summary of Amendments table as follows:

1828-2023	Porteau Cove Campground Amendment	, 202X
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## Attachment B

(d) Schedule B Map 1 – Land Use Designations of the Electoral Area D Official Community Plan Bylaw No. 1135-2013 is amended as follows:

By redesignating the land legally described as “LOT 1 DISTRICT LOT 1748 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP41560 EXCEPT PLAN BCP46926; PID: 027-966-950” from Resource Management to Commercial – Porteau Cove Campground Designation as shown on Schedule “1”.

READ A FIRST TIME this 27<sup>th</sup> day of September, 2023.  
READ A SECOND TIME this day of , 202X.  
PUBLIC HEARING this day of , 202X.  
READ A THIRD TIME this day of , 202X.  
ADOPTED this day of ,202X

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Jen Ford  
Chair

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Angela Belsham  
Corporate Officer