



REQUEST FOR DECISION

Porteau Cove Campground – OCP and Zoning Amendment (First Reading)

Meeting Date: September 13, 2023/September 27, 2023

To: SLRD Electoral Area Directors/SLRD Board

Applicant: Paul Wood (1364118 B.C. LTD)

Location: Porteau Cove, Electoral Area D

Legal Descriptions: LOT 1 DISTRICT LOT 1748 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP41560 EXCEPT PLAN BCP46926; PID: 027-966-950

RGS Designation: Non-Settlement Area	OCP Designation: Resource Management	Zoning: RR3	ALR Status: N/A	Development Permit Areas: Wildfire Protection Riparian Protection
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RECOMMENDATIONS:

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.

KEY ISSUES/CONCEPTS:

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 (which includes 60 camp sites). Existing site uses include aggregate extraction and undistributed forested slopes. The application proposes 44 tent camp sites, 42 RV camp sites, and 1740m² of amenity/commercial including 16 one-bedroom staff accommodations/care taker suite. According to the development application, the 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.

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.

The site can accommodate the proposed number of campground sites, associated amenities, necessary parking, and staff accommodations/care taker unit. The applicant has submitted a geotechnical report stating that the site is “safe for intended use”. The Initial Environmental Review report confirms the site is suitable for campground development, provided environmental recommendations are implemented (RAPR, *Wildlife Act*, etc.).

Zoning Amendment Bylaw No. 1830-2023 and OCP Amendment Bylaw No.1828-2023 are being presented for consideration of first reading. Further technical information may be requested through the referral process to provincial agencies, to come after first reading. Further design details will be addressed as part of the campground permit and at the development permit stage.

RELEVANT POLICIES:

[Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008](#)

[Electoral Area D Official Community Plan Bylaw No. 1135-2013](#)

[Electoral Area D Zoning Bylaw No. 1350-2016](#)

[Squamish-Lillooet Regional District Campground Bylaw No. 1568-2018](#)

BACKGROUND:

Project Description

The application proposes 44 tent camp sites, 42 RV camp sites, and 1740m² of amenity/commercial including 16 one-bedroom staff accommodations/care taker suite. Existing site uses include aggregate extraction and forested slopes. There is an active mine permit on the parcel (the subject site was previously a quarry) and reclamation works are in progress under federal permits.

According to the application, the proposed campground development promotes restoration of the disturbed portions of the site, and conservation of the undisturbed, native, forested areas that exist to the south and east. This is confirmed when looking at the existing site conditions and proposed location of the campground uses. 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 recommendations.

See [Site Drawings](#) and [Design Rationale](#) for full details.

<p>Camping Units* 37 Walk-in tent camp sites 7 Tent/car camp sites 42 RV camp sites</p> <p>*Designed to SLRD Campground Bylaw standard and best practices</p>
<p>Amenity Building & Staff/Caretaker Accommodation Units (1740m²)</p> <p>Ground Floor</p> <ul style="list-style-type: none"> - Reception/Check-in - Concession/Café - Laundry/Washrooms>Showers - Boat Storage/Rental (Kayaks, SUPs, Canoes, etc.) - Maintenance/Operations Area <p>Second and Third Floors</p> <ul style="list-style-type: none"> - 8 one bedroom units (~600sq.ft.) x 2 floors = 16 units
<p>Common Amenity Area (minimum 5 % of total parcel area – 3600m² required/4500m² provided)</p> <ul style="list-style-type: none"> - Picnic Shelters, Group BBQ, Fire Pits - Playground, Active Recreation (volleyball, basketball, frisbee/mini golf) - Picnic Tables, Benches - Open Space, Lawn - Off-leash Dog Area
<p>Comfort Stations/Washrooms (90m²)</p> <ul style="list-style-type: none"> - 3 of approximately 30m² each

ANALYSIS:

SLRD Regional Growth Strategy Bylaw No. 1062, 2008 – Review

Goal 1 Focus Development into Compact, Complete, Sustainable Communities

The subject property is designated Non-settlement Area under the SLRD Regional Growth Strategy (RGS). Under the RGS, Non-settlement Areas

will be maintained in a predominantly non-settled state without significant urban or rural land development and in accordance with Smart Growth Principles which direct residential development toward compact communities and maintain the integrity of the resource lands that separate the settlement areas. Major land developments will be limited to agricultural developments in the Agricultural Land Reserve in accordance with the Agricultural Land Commission Act and Regulation, (including non-farm uses approved by the ALC in accordance with the Agricultural Land Commission Act and Regulation) resource extraction and industrial uses (forestry, mining, etc.) on resource lands, Backcountry Resorts and Destination Resorts without residential components. Residential development in the designated Non-Settlement Areas will be discouraged by generally maintaining subdivision minimum parcel sizes of 40 ha.

- The proposed campground is considered more akin to outdoor recreation use than residential use and is thus considered aligned with the intent of non-settlement areas.

GOAL 6 Encourage the Sustainable Use of Parks and Natural Areas

Under goal 6, Sustainable use of parks and natural areas will be encouraged by:

- *Promoting / ensuring a variety of accessible recreational facilities.*
- *Harmonizing local, provincial & First Nations land use plans with respect to recreation.*
- *Building upon our reputation as a world-class outdoor recreation destination.*

Additionally, the following strategic directions relate to the subject application:

a) Support the retention, continued operation and potential expansion of existing provincial parks as recreational and natural areas and support adventure tourism activities that are appropriate to the long-term goals of the park.

This will be pursued by supporting the provincial government in their management of existing parks and recreational areas, by advocating for increased management in high-use parks and natural areas, and through input to Crown land referral applications.

e) Support the management of access points to parks and natural areas within the SLRD to identify key access points, new opportunities, management strategies and important infrastructure enhancements, with an emphasis on addressing capacity issues in high-use areas. This will be pursued through lobby efforts with the provincial government, UBCM and partnerships with local organizations.

- The proposed campground generally supports the policies and strategic directions under Goal 6 of the RGS.

Electoral Area D Official Community Plan - Review

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.

The objective of this designation is to *recognize the area suited for the establishment of a Campground, while supporting site reclamation efforts and preserving and protecting the environmental values.* Policies include:

- 5.10.1 *The development of campground facilities in appropriate locations is supported as a means of enhancing recreation and economic opportunities in the plan area*
- 5.10.2 *Permitted uses in the Commercial – Porteau Cove Campground designation shall include campground, boat storage/rentals, retail, concession/café, administration/reception, care taker unit, employee housing, common amenity areas, waste storage facilities, maintenance/operations and security/check-in facilities,*

washrooms, showers and laundry facilities and ancillary uses.

5.10.3 Residential uses are generally not supported, beyond care taker unit and employee housing.

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.

Electoral Area D Zoning Bylaw – Review

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 and recreation uses, employee housing and caretaker facilities*. Permitted uses include: In the CC1 Zone the use of land, *buildings and structures* is restricted to:

- *campground*
- *caretaker unit*
- *employee housing*, associated with the campground
- *parks, playgrounds and trails*
- *retail*
- *accessory buildings and accessory uses* directly associated with the permitted uses, including, administration offices, equipment rentals, 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.

Parcel coverage will remain at 5 % and setbacks from all parcel lines will remain at 7.5m.

Parking requirements

The application provides for 1 parking stall per campsite, 15 visitor parking stalls as well as 16 parking stalls for the staff accommodation/care taker units. Bicycle parking will be provided at the Lodge/Amenity Building, Comfort Stations and additional bike racks will added throughout the campground as demand dictates.

See [parking site plan](#) for details.

Professional Reports

A geotechnical report has indicated that the site is “safe for intended use”. The Initial Environmental Review report also confirms the campground use is compatible with the existing environmental site conditions. Based on review and analysis, staff requested additional information; this information and staff comments are summarized below.

Geotechnical Slope Stability Design Report of Porteau Cove Proposed Campground (RM Tec Engineering, June 2023)

SLRD Staff Comments/Questions	The report states, <i>“It is anticipated that remedial works for the lower bench slope would be completed during the 2023 summer earthworks season. Surface water has the potential to cause erosion damage and critically impact the overall stability of the lower bench slope. Adequate drainage and surface water management should be provided to divert surface water away from the slope before the 2022 – 2023 winter season. Detailed recommendation pertaining to surface water management are provided in Section 7.2 below and should be implemented prior to the 2022 – 2023 winter season.”</i> Have these remedial works taken place as per these timelines?
Proponent Responses	The proponent confirmed that all drainage concerns outlined in the geotechnical report have been addressed.
SLRD Staff Comments/Questions	Has a decision been made on which option to proceed with: Option 1 (Rockfill) and Option 2 (Reinforced Soil Slope)? And if so, what is the rationale?
Proponent Responses	The proponent confirmed they are well underway with Option 1 and thus will be completed by early Fall 2023; this is part of reclamation of the site under a federal permit.
SLRD Staff Comments/Questions	The report states, <i>“We recommend that the lower bench slope is inspected monthly during the 2022-2023 winter, or during / following major storm events. Additional erosion and sediment control measures, such as placement of erosion control blanket or rockfill, or addition of surface drainage may be required to ensure the stability of the lower bench is not compromised.”</i> Did inspection take place monthly during the 2022-2023 winter as recommended?
Proponent Responses	The proponent confirmed the Geological Engineer has been on site regularly inspecting ongoing stability work.
SLRD Staff Comments/Questions	SLRD Soil Deposit and Removal Bylaw may be applicable. Please review on the SLRD website here: Soil Deposit & Removal Bylaw Squamish-Lillooet Regional District (slrd.bc.ca) .
Proponent Responses	The proponent confirmed they have a mine permit, so are exempt from the SLRD Soil Deposit and Removal Bylaw.
SLRD Staff Comments/Questions	Was there any consideration as to how earth works on the subject site may impact adjacent sites (e.g. Porteau Cove Provincial Park)?

Proponent Responses	The proponent confirmed that they are in the final stages of reclamation of the site under a federal permit, and no impacts to the adjacent park have been identified.
SLRD Staff Comments/Questions	The <i>SLRD Geohazard Risk Prioritization Report</i> notes this area as potentially at risk for Debris Flow, yet I do not believe this is mentioned in the geotechnical report. Please see the SLRD website for <i>SLRD Geohazard Risk Prioritization Report</i> : Squamish-Lillooet Regional District Geohazard Risk Prioritization Report Squamish-Lillooet Regional District
Proponent Responses	The proponent has committed to review the SLRD Geohazard Risk Prioritization Report, and any necessary updates will be addressed through the more detailed geotechnical assessment required as part of the building permit process and potentially the campground permit.

Importantly, for the purposes of consideration of the OCP/Zoning Amendment Bylaws, it is noted that the geotechnical report confirms the site is safe for intended use: *“Considering the sub-surface condition on site, with respect to the proposed improvement, RMTEC Engineering, is of the opinion that the proposed improvements are Geotechnically acceptable, and the site is Geotechnical safe for the intended use provided that our recommendations outlined in this document are satisfied during the construction.”* Staff can confirm that recommendations will be implemented as part of any future development of the site, acknowledging that implementation of many of the recommendations is already underway as part of reclamation works under federal permit.

Initial Environmental Review (IER) – Porteau Cove Campground
(Cascade Environmental Resource Group, August 2023)

SLRD Staff Comments	Section 3.6 Aquatic Environment notes, <i>“Apart from the existing human disturbance, proposed development plans are entirely outside of the SPEAs”</i> . SLRD staff note that existing human disturbance is associated with previous mining activities, permitted under the mine permit, and not subject to RAPR.
SLRD Staff Comments	Section 3.7.1 Other Undertakings in the Area, confirms that <i>“no anthropogenic features pose constraints to development of the subject site”</i> and that <i>“adjacent land use does not restrict development within the subject site”</i> . Additionally, the report states that <i>“recreation and tourism present no obvious constraints or concerns for rezoning or development of the subject site”</i> . Further, the report indicates that <i>“currently the septic field, water tank, and waterlines onsite are used for</i>

	<p><i>the neighbouring Porteau Cove Provincial Park and Campground</i>".</p> <p>SLRD staff can confirm that site servicing capacity will be reviewed by Vancouver Coastal Health and a Provincial Park considerations will be reviewed by BC Parks as part of the referral process.</p>
SLRD Staff Comments	<p>Section 4 Conclusions and Recommendations notes: <i>"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"</i>.</p> <p>SLRD staff can confirm these recommendations will be reviewed further and implemented as part of the Campground Permit and at the Development Permit stage.</p>
SLRD Staff Comments	<p>Section 4 Conclusions and Recommendations notes the following to minimize potential negative impacts on the site arising from development:</p> <ul style="list-style-type: none"> - <i>"future development and construction on the subject site should follow guidelines and recommendations outlined in: Development with Care: Environmental Guidelines for Urban and Rural Land Development in BC.</i> - <i>All wildlife attractants, including food and odorous materials, must not be left on site during development and must be secured in wildlife-proof locations anytime the site is unattended.</i> - <i>In accordance with RAPR requirements, site preparation and construction works associated with any of the aforementioned mitigation measures should be monitoring by a QEP"</i>. <p>SLRD staff can confirm implementation of these mitigation measures will be required as part of any future development of the site.</p>

Importantly, 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 [Initial Environmental Review Report](#) for full details).

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 management plan
- Safety and fire protection plan
- Wildlife Attractants/Waste Storage
- Servicing

Such details will be requested as part of the Campground Permit, to be submitted in advance of bylaw adoption.

Provincial Ministry/Agency Referrals

Following first reading, a 30-day referral period will be 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 Infrastructure (MOTI) will review any traffic considerations, Vancouver Coastal Health (VCH) will review any servicing considerations, and BC Parks will review any park considerations. The Zoning Amendment Bylaw No. 1830-2023 also requires sign off from MOTI prior to adoption.

REGIONAL IMPACT ANALYSIS:

Impacts of the 86-site campground will be largely local, though visitors/campers will likely be from surrounding urban areas. There may be positive impacts to adjacent and surrounding parks/recreation sites as campgrounds in the Sea to Sky are over prescribed. There may also be positive economic/tourism impacts for businesses in Electoral Area D and Squamish.

OPTIONS:

Option 1 (PREFERRED OPTION)

Give first reading to Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1828-2023 and initiate the referral process.

Give first reading to Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1830-2023 and initiate the referral process.

Option 2

Revise as per Board direction and give first reading to the Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1828-2023 as revised.

Revise as per Board direction and give first reading to the Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1830-2023 as revised.

Option 3

Refer the zoning amendment application back to SLRD staff for more information, or for revision.

Option 4

Reject the zoning amendment application.

FOLLOW UP ACTION: If approved by the Board, proceed with initiating referral process for OCP and zoning amendment bylaws.

ATTACHMENTS:

Appendix A: Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1828-2023

Appendix B: Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1830-2023

Prepared by: C. Dewar, Senior Planner

Reviewed by: K. Needham, Director of Planning and Development Services

Approved by: N. Gilmore, Interim Chief Administrative Officer

**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

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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(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 _____ day of _____, 2023.

READ A SECOND TIME this _____ day of _____, 202X.

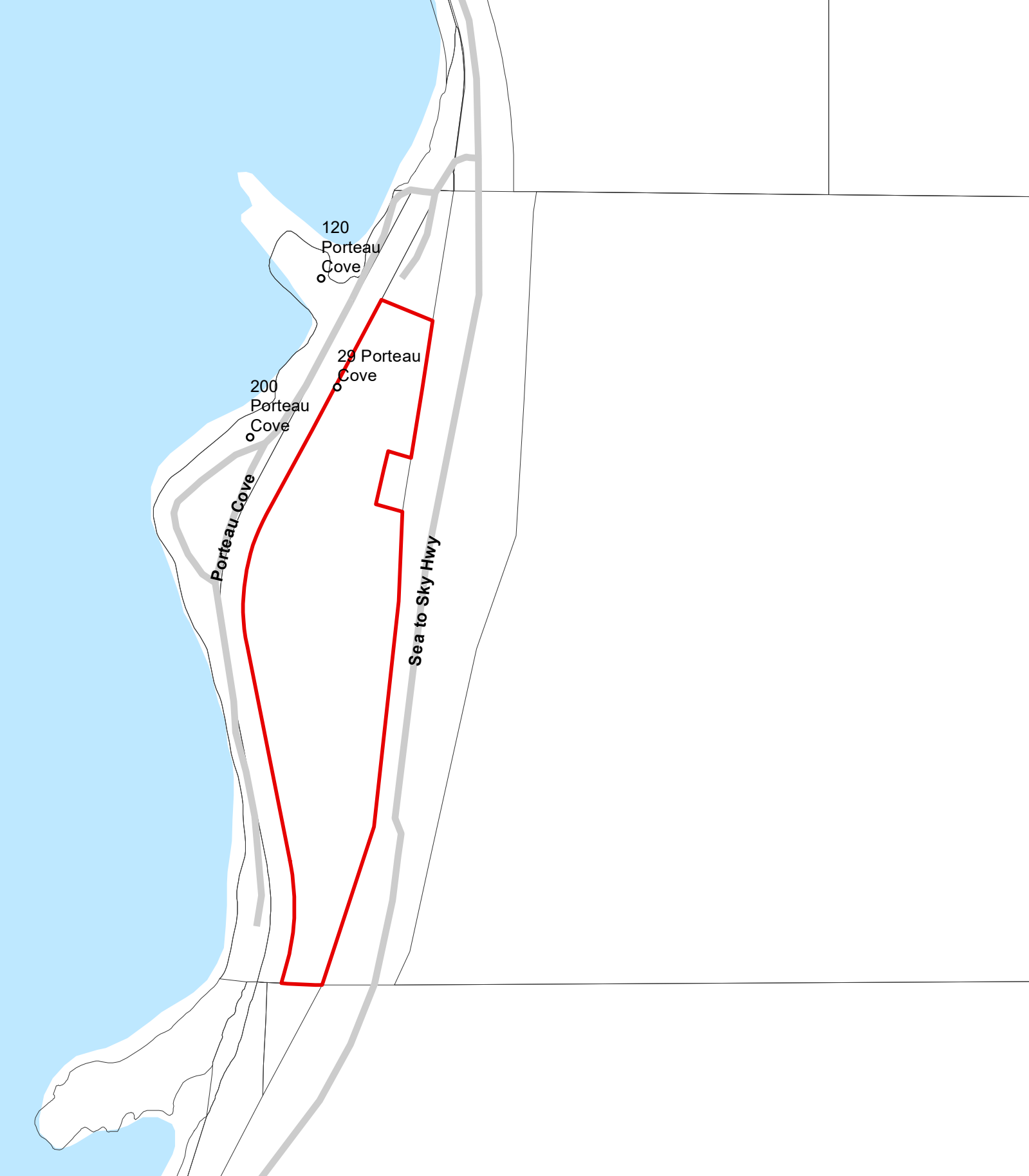
PUBLIC HEARING this _____ day of _____, 202X.

READ A THIRD TIME this _____ day of _____, 202X.


ADOPTED this _____ day of _____, 202X

Jen Ford
Chair

Angela Belsham
Corporate Officer



Schedule 1

 OCP Amendment Bylaw 1828-2023: Resource Management to Commercial – Porteau Cove Campground Designation



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**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

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) By inserting the following 11.8 CC1 – CAMPGROUND COMMERCIAL 1 ZONE (Porteau Cove Campground) into Schedule A Zoning Bylaw under SECTION 11 COMMERCIAL ZONES and following the SECTION 11.7 BC5 – BACKCOUNTRY COMMERCIAL 5 ZONE (Black Tusk Helicopters) as follows:

SECTION 11.8 – CC1 – CAMPGROUND COMMERCIAL 1 ZONE (Porteau Cove Campground)

Intent

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*
- *caretaker unit*
- *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.

Regulations

11.8.3 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 tent campsites	44
.4	Maximum number of RV campsites	42
.5	Maximum <i>gross floor area</i> for <i>permitted uses</i> Employee Housing/Caretaker units Administration/Commercial/Amenity building	<ul style="list-style-type: none"> • 1100 m² • 550 m²
.6	Maximum number of <i>employee housing</i> and caretaker units	16
.7	Minimum <i>setback</i> from all parcel lines	7.5 m
.8	Maximum <i>height</i> of buildings and structures <i>Principal building</i> <i>Accessory buildings</i>	12 m 6 m

Parking and Loading

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

(c) 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)).

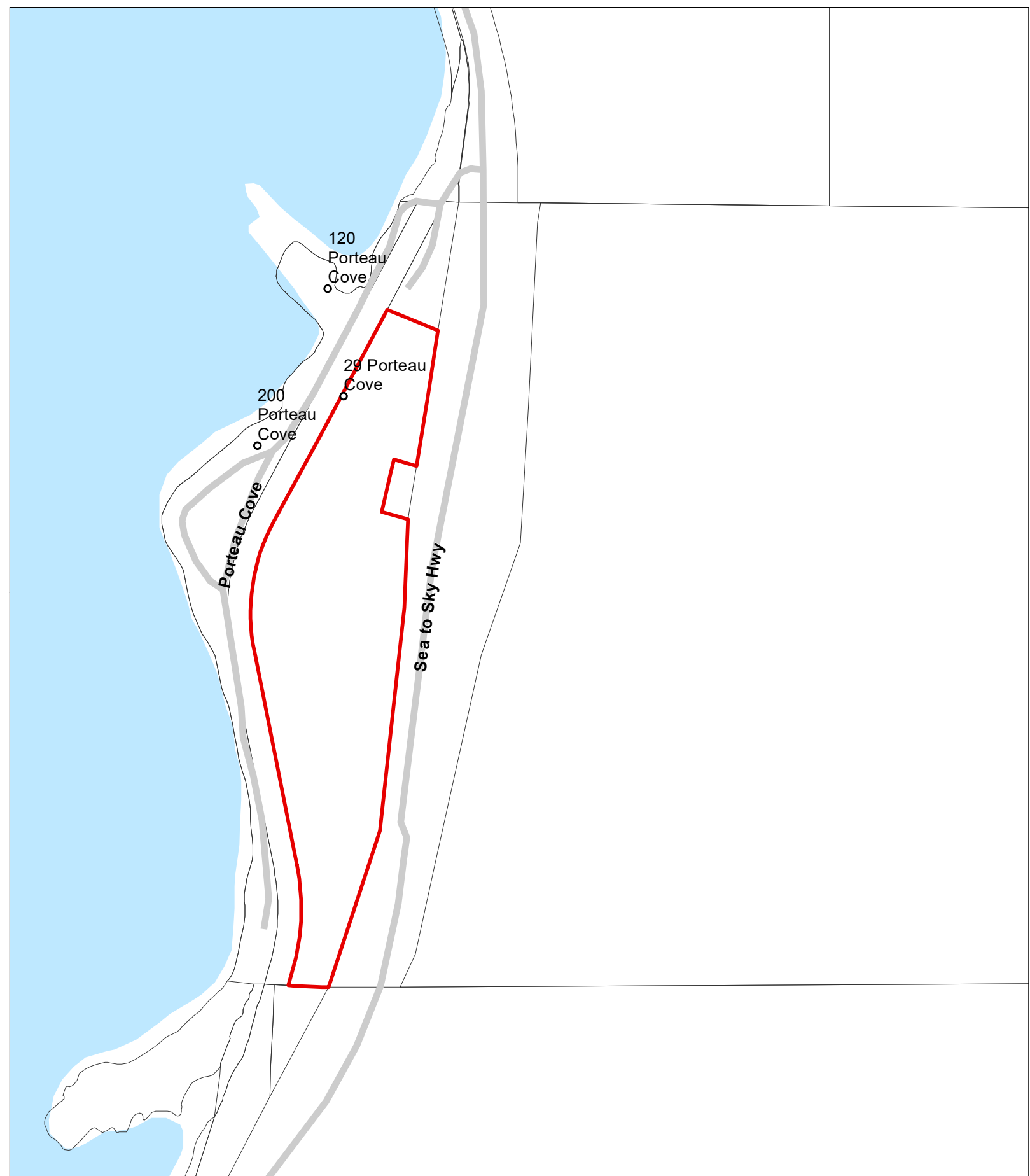
(d) By adding Amendment Bylaw 1830-2023 to the Summary of Amendments table as follows:

1830-2023	Porteau Cove Campground Zoning Amendment	, 202X
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READ A FIRST TIME this _____ day of _____, 2023

READ A SECOND TIME this _____ day of _____, 202X

PUBLIC HEARING held this _____ day of _____, 202X



Schedule 1

 Zoning Amendment Bylaw 1830-2023: Rural Resource 3 Zone (RR3) to CC1 Zone (Campground Commercial 1 Zone (Porteau Cove Campground))



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