

REGIONAL DISTRICT OF FRASER-CHEAM

CAMPGROUND AND HOLIDAY PARK BYLAW NO. 1190

A bylaw to regulate the establishment, extension, design and servicing of campgrounds, holiday parks and natural campgrounds pursuant to Section 734 of the Municipal Act.

WHEREAS the Municipal Act, R.S.B.C. 1979, c. 290, Section 734, provides that the Regional District Board may, for the health, safety and protection of persons and property, by bylaw regulate the construction and layout of camping grounds and specify facilities required therein, prescribe conditions generally governing the issue and validity of permits, inspection of works, buildings and structures, and provide for the levying and collecting of permit fees and inspection charges;

NOW THEREFORE the Regional Board of the Regional District of Fraser-Cheam in open meeting assembled ENACTS AS FOLLOWS:

1.0 INTERPRETATION AND ADMINISTRATION OF THE BYLAW

Citation

- 1.01 This Bylaw may be cited as the "Regional District of Fraser-Cheam Campground and Holiday Park Bylaw No. 1190, 1994".

Applicability of this Bylaw

- 1.02 This bylaw shall be applicable within the boundaries of the Regional District of Fraser-Cheam except:
- (i) those areas lying within a village, town, city or district municipality; and
 - (ii) those lands at Cultus Lake park, separately administered by the Cultus Lake Park Board; and
 - (iii) those lands in Electoral Area "C" outlined in bold ink and cross-hatched on the map attached hereto as Schedule "A".

Definitions

- 1.03 In this Bylaw, unless the context otherwise requires,

"ancillary building" means a building in a campground or holiday park for the common use of the tenants and includes recreation buildings, laundry and other service facilities;

"approval" means approval in writing;

"approved community sanitary sewer system" means a public or private system including sewage collection piping of sufficient capacity to convey sewage, sewage treatment facilities, and sewage disposal facilities, as approved by BC Environment pursuant to the Waste Management Act or by the Ministry of Health pursuant to the Health Act;

"approved community water system" means a system of waterworks which services two or more parcels or sites, which is approved by the Ministry of Health and which:

- i) is owned, operated or maintained by the Regional District pursuant to the Municipal Act; or
 - ii) is owned, operated or maintained by an Improvement District under the Municipal Act; or
 - iii) is regulated under the Water Utility Act;
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iv) is owned, operated and maintained by a strata corporation pursuant to the Condominium Act; or

v) is owned, operated and maintained by a cooperative under the Society Act or similar legislation;

"authority having jurisdiction" means the Regional Board and the agent thereof, and/or any other Federal or Provincial body having authority over the subject that is regulated;

"buffer area" means a landscaped or screened area intended to separate and partially obstruct the view of two adjacent land uses or properties from one another;

"building" means a structure wholly or partly enclosed by a roof or roofs supported by walls or columns and used for the shelter or accommodation of persons, animals, chattels or things;

"Building Inspector" means the Building Inspector or such other person appointed by the Regional Board to administer this Bylaw;

"campground" means any lot or parcel consisting of two or more recreational camping sites operated and occupied overnight or for part of the year only as temporary accommodation for campers in motor homes, tents, travel trailers or truck campers, but not in park model trailers; does not include a natural camping ground, holiday park, mobile home park, hotel, motel, motor hotel, resort, or a camp licensed under the Community Care Facilities Act of the Province of British Columbia;

"common recreational amusement, sports and activity areas" in a holiday park are areas for the exclusive use of holiday makers who are owners or lessees of strata lots or sites in the holiday park;

"domestic water" means water which is approved by the Ministry of Health for normal household requirements, including sanitation, human consumption and food preparation;

"dwelling unit" means one or more rooms used for a residential use when such room or rooms together contain or provide for the installation of only one set of cooking facilities;

"fence" means a tangible barrier, constructed to stop passage as well as to stop or obstruct view across the same;

"gross trailer area" means the total plan area of a recreational vehicle or park model trailer measured to the maximum horizontal projection of exterior walls when in the set-up mode;

"holiday home" means a residential use which is not intended to be used for permanent year round residential occupancy;

"holiday home site or strata lot" means a site or a strata lot in a holiday park with a building site for one holiday home; does not include a site or strata lot for recreational camping or for park model trailers;

"holiday park" means any lot or parcel operated and maintained for the sole purpose of providing two or more recreational camping sites or lots, park model sites or lots, or holiday home sites or lots, together with all common leisure, service and supporting facilities for the exclusive use of and occupancy for part of the year only by holiday-makers who are the owners or lessees of the said sites or lots; may include bare land strata lots under the Condominium Act of the Province of British Columbia, or a cooperative ownership recreational club incorporated under the Society Act of the Province of British Columbia or under similar legislation, but does not include a social club, mobile home park, motel, campground, natural

camping ground or a camp licensed under the Community Care Facilities Act of the Province of British Columbia;

"landscape screen" means a hedge of compact plant or tree material, which may be provided in combination with a decorative wooden fence, or a masonry wall;

"Medical Health Officer" means the Medical Health Officer appointed under the Health Act for the territorial jurisdiction of the area in which a campground, holiday park or natural camping ground is located;

"mobile home" means a structure manufactured and assembled as a unit, which is intended to be drawn or moved along a highway or road from time to time to serve as a residence for its occupants or owners, and which contains one dwelling unit with complete bathroom and cooking facilities, and plumbing and electrical connections for attachments to existing outside systems; specifically excludes any trailer not having a water closet and bath or shower cabinets, any recreational vehicle or any park model trailer;

"modular home" means a structure manufactured and assembled as a unit, which is intended to serve as a residence for its occupants or owners, and which contains one dwelling unit with complete bathroom and cooking facilities, and plumbing and electrical connections for attachments to existing outside systems; specifically excludes any such home not having a water closet and bath or shower cabinet, any recreational vehicle or any park model trailer;

"motor home" means a vehicular unit designed to provide temporary living quarters for recreational camping or travel use built on or permanently attached to a self-propelled motor vehicle chassis or van, and which is an integral part of the completed vehicle;

"natural camping ground" means part or all of any lot or parcel consisting of two or more natural camping sites upon which, except as otherwise provided for in this Bylaw or in any amendment to it, there shall be no buildings or structures except privies and no service connections at individual sites; does not include a campground or holiday park or a camp licensed under the Community Care Facility Act of the Province of British Columbia;

"natural camping site" means an area in a natural camping ground which is rented on an overnight basis for remuneration and which is operated and occupied during part of the year only as accommodation for travellers and which is used for only one tent or recreational vehicle, but not for a park model trailer; does not include sites owned or leased under the Condominium Act;

"natural slope in excess of 25%" means an angle of incline in excess of 25 metres rise per 100 metres run measured across the steepest slope of the natural surface, undisturbed by construction or earth moving;

"open deck" means a structure raised at least 200 mm above finished grade, adjacent to but not supported by or attached to a park model trailer, or adjacent to a holiday home, for the purpose of providing an outdoor recreation and amenity living area, which may be either open to the sky or roofed, and which shall have guard railings and may have lattice work or screening to maximum height of 1.5 metres above the floor of the deck, but which shall have no enclosing walls;

"owner" means a registered owner, or agent, lessor or manager of, or any person who operates a campground, holiday park, or natural camping ground;

"parcel" means an area of land registered as a separate title under the Land Title Act of the Province of British Columbia;

"park model site or strata lot" means a site or a strata lot in a holiday park for the use of holiday makers as temporary accommodation for part of the year only in one park model trailer; does not include a site or strata lot for natural camping, recreational camping or for holiday homes;

"park model trailer" means a recreational unit built on a single chassis mounted on wheels, intended to be towed on a highway from time to time, designed to provide temporary living quarters for seasonal camping use, having a gross trailer area not exceeding 50 square metres, with a width greater than 2.6 metres and less than 3.8 metres in the transit mode, certified by the manufacturer as complying with CSA Z-241 Standard; does not include a mobile home or recreational vehicle;

"privy" means a building or structure containing a non-water carried toilet acceptable to the Medical Health Officer over an approved sanitary waterproof vault or earth pit for the receiving and disposal by decomposition of human excrement, and includes a latrine;

"ramada" means a roofed structure without a floor, which may have lattice work or screening to a maximum height of 1.5 metres above the ground surface but which shall otherwise have no enclosing walls, intended to shelter a mobile home or a recreational vehicle from the sun or rain, which may also shelter from the sun or rain the entrance or parking area of the mobile home or recreational vehicle, and which is completely free-standing and unsupported by the mobile home or recreational vehicle; excludes porches, sunrooms, structural additions, or any structure having entry through a closeable door;

"recreational camping site or strata lot" means a site or a strata lot in a campground or a holiday park for the use of campers as temporary accommodation overnight or for part of the year only, in one motor home, tent, travel trailer or truck camper; does not include a natural camping site or a site or strata lot intended for park model trailers or for holiday homes;

"recreational vehicle" means a vehicular unit designed as temporary living quarters for recreational camping, travel, or seasonal use that either has its own motive power or is mounted on or towed by another vehicle, with an overall length not exceeding 12.5 metres and overall width not exceeding 2.6 metres in the transit mode; includes motor homes, travel trailers and truck campers, but excludes park model trailers and mobile homes;

"Regional Board" means the governing and executive body of the Regional District of Fraser-Cheam;

"Regional District" means the Regional District of Fraser-Cheam as incorporated pursuant to the Municipal Act;

"roadway" means an allowance within a campground, holiday park or natural camping ground, part or all of which is made suitable for normal vehicular use so vehicles can gain access to abutting strata lots, sites, or natural camping sites;

"service building" means a building, other than a privy, housing toilet or bathing facilities or such other sanitation facilities as are required by this Bylaw or regulations pursuant to the Health Act;

"site line" means the exterior boundary line of a site for recreational camping or a holiday home site;

"slop sink" means a facility provided in a natural camping ground to be shared by campers for the purpose of washing dishes and for the disposal of cooking wastes; excludes a garbage collection or disposal area;

"strata lot" means any bare land strata lot registered under the Condominium Act of the Province of British Columbia;

"strata lot line" means the exterior boundary line of a strata lot;

"structure" means any construction fixed to, supported by or sunk into land or water; includes buildings, and signs; excludes fences, concrete and asphalt paving or similar surfacing of a lot;

"travel trailer" means a vehicular unit, mounted on wheels, which is towed by a separate, motorized vehicle, designed to provide temporary living quarters for recreational camping or travel use, of such size and weight as not to require any special highway movement permit other than a trailer licence when towed by a motorized vehicle; includes a fifth-wheel trailer configuration, but excludes park model trailers and mobile homes;

"truck camper" means a portable unit designed to provide temporary living quarters for recreational camping or travel use, intended to be loaded onto, conveyed upon, and unloaded from the bed of a pickup truck.

Metric Measure

- 1.04 Metric units are used for all measurements in the Bylaw. Where the approximate equivalent of those units in Imperial measure (feet, acres, etc.) is shown in brackets following any metric measurement, such bracketed figures are included for convenience only and do not form part of this Bylaw.

Administration

- 1.05 The Building Inspector or such other person appointed by the Regional Board shall administer this Bylaw.
- 1.06 Persons appointed under Section 1.05 may enter any campground, holiday park or natural camping ground at any reasonable time for the purpose of administering or enforcing this Bylaw.

Violation

- 1.07 It shall be unlawful for any person to cause, suffer or permit the location, establishment, construction, extension, alteration, expansion, subdivision or operation of a natural camping ground, campground, holiday park, or to cause or allow a tent, mobile home, travel trailer, recreational vehicle or park model trailer to be parked or to remain in a natural camping ground, campground, holiday park or natural camping ground in contravention of this Bylaw or otherwise to contravene or fail to comply with this Bylaw.
- 1.08 It shall be unlawful for any person to prevent or obstruct any official appointed under Section 1.05 from carrying out his or her duties under this Bylaw.

Exemption

- 1.09 Subject to Sections 1.10 and 1.11, the provisions of this Bylaw do not apply to a natural camping ground, campground, holiday park or any part of a natural camping ground, campground, or holiday park legally existing prior to the coming into force of this Bylaw.
- 1.10 No person shall be compelled to upgrade existing campgrounds, holiday parks or natural camping grounds to the standards of this Bylaw, but any upgrading shall not lessen the compliance with the Bylaw and any expansion shall meet the provisions of this Bylaw.

- 1.11 No strata subdivision of those campgrounds and holiday parks existing prior to the coming into force of this Bylaw shall be undertaken unless the campground, holiday park or natural camping ground is upgraded to conform to the provisions of this Bylaw.

In Section 1.11, the term "existing" shall mean;

- (i) having received permits from the Ministry of Transportation and Highways and from the Ministry of Health for a campground or a holiday park on a site zoned to permit that use by the Regional District of Fraser-Cheam; or
- (ii) having received preliminary approval by the Approving Officer for a subdivision of strata lots for holiday park use under the Condominium Act.

Penalty

- 1.12 Any person who violates any provisions of this Bylaw is liable on summary conviction to a penalty not exceeding One Thousand (\$1,000.00) Dollars, and also the cost of the prosecution.
- 1.13 Each day during which such violation is continued shall be deemed to constitute a new and separate offence.
- 1.14 Upon conviction of an offender, the court may direct that no prosecution under Section 1.13 may be made, with respect to the continuance of the violation, for such period of time as it directs, and it may order the violator to remedy the violation.

Severability

- 1.15 If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Bylaw.

2.0 APPLICATIONS, FEES, APPROVALS AND PERMITS

Applications

- 2.01 All applications for final approval of plans and specifications shall be made on the application form attached hereto as Schedule "B" and shall contain all required information, plans and documents indicated on the application form.
- 2.02 In addition to the required information, plans and documents indicated on the application form, the Building Inspector may require the applicant to provide any of the following:
- (a) topographic survey information;
 - (b) a professional engineer's report on the effect on soil stability of disturbing normal grades or natural growth;
 - (c) a professional engineer's report on the effect of changing the moisture content of the soil or groundwater levels and conditions;
 - (d) a professional engineer's report on the depth and extent of flooding and the likely frequency of it occurring;
 - (e) profiles of every new road shown on the plan and such topographic details as may indicate the engineering problems to be dealt with in opening up the roads shown upon the plan.

- 2.03 The Building Inspector will not accept any application for processing unless it contains all documents and information required in Schedule "B" and the fee required in Section 2.05 or 2.06.
- 2.04 Permits for the construction of buildings or structures in a campground or holiday park shall be applied for and obtained separately by the owner of the land to be developed, pursuant to any applicable building bylaw of the Regional District.

Application Fees for Campgrounds and Holiday Parks

- 2.05 .01 Each initial application for a campground or a holiday park permit submitted shall be accompanied by an application fee of Thirty Dollars (\$30.00) for the first camping, park model or holiday home site or lot, and Fifteen Dollars (\$15.00) for each additional site or lot shown in the campground or holiday park plan, up to a maximum of One Thousand Dollars (\$1,000.00).
- .02 Where a campground or holiday park is developed in phases, each phase shall be treated for the purpose of calculating the fees payable as a new and separate application except that a maximum of Five Hundred Dollars (\$500.00) shall apply to each application after approval of the initial phase.
- .03 Each application for renewal of a campground or a holiday park permit that has lapsed pursuant to Section 2.14 shall be accompanied by an application fee of Five Dollars (\$5.00) for each recreational camping, park model or holiday home site or lot shown in the campground or holiday park plan.

Application Fees for Natural Camping Grounds

- 2.06 .01 Each initial application for a natural camping ground permit submitted shall be accompanied by an application fee of Two Hundred Dollars (\$200.00).
- .02 Each application for a renewal of a natural camping ground permit that has lapsed pursuant to Section 2.14 shall be accompanied by an application fee of Fifty Dollars (\$50.00).

Approval and Permit

- 2.07 No person shall locate, establish, construct, alter, extend, expand or subdivide a natural camping ground, campground or holiday park until written, final approval of detailed plans and specifications is received from and a permit to construct is issued by the Building Inspector.
- 2.08 The Building Inspector may give preliminary approval in writing of the layout of a campground or holiday park prior to receipt of a full set of plans and specifications prepared by a professional engineer.
- 2.09 Approval and the permit to construct shall not be granted until the method of sewage collection, treatment and disposal, the water supply and distribution system and the garbage disposal method have been approved by the authority having jurisdiction.
- 2.10 The Building Inspector shall examine each complete application for a permit to construct a campground, holiday park or natural camping ground and shall notify the applicant in writing within 30 days from the date of application either that the permit is issued or that it is refused.
- 2.11 The Building Inspector may conduct inspections and tests on and in the vicinity of the site of the proposed campground, holiday park or natural camping ground.

- 2.12 If the issuance of a permit to construct a campground, holiday park or natural camping ground is refused, the Building Inspector shall notify the applicant in writing of the reasons for refusal.
- 2.13 A permit issued under this bylaw shall permit the establishment of a campground, holiday park or natural camping ground on the land concerned only in compliance with the plan approved and permit issued.
- 2.14 If, after the issuance of any permit to construct, the work authorized thereunder is not commenced within six (6) months from the date thereof, or if, during the 12-month period after commencement of the work through any cause other than weather conditions, strikes or lock-outs, the work is not carried on continuously and in a bona fide manner, such permit shall be void, and the work shall not be again commenced until a new permit to construct is issued and the required permit fee is paid.
- 2.15 Where a permit to construct has been issued by the Regional District, no person shall occupy or permit the occupancy of a natural camping ground, campground, or a holiday park until:
 - .01 on completion of the construction of the campground (not including a natural camping ground) or holiday park, the owner has submitted to the Regional District two full sets of final plans, certified "as-constructed" by the professional engineer who supervised the construction shown thereon; and
 - .02 the owner has obtained all other necessary final approvals from other agencies; and
 - .03 the Building Inspector has issued an occupancy permit for the natural camping ground, campground, or holiday park after construction authorized by the permit to construct is complete; or
 - .04 the Building Inspector has given written permission for provisional occupancy of the natural camping ground, campground, or holiday park if the construction authorized by the permit is not complete.
- 2.16 The Building Inspector may refuse to issue the occupancy permit or written permission if the natural camping ground, campground or holiday park or part thereof does not comply with the health and safety requirements of the British Columbia Building Code or of this or any other bylaw of the Regional District.

3.0 GENERAL PROVISIONS

- 3.01 No person shall locate, establish, alter, expand or extend a natural camping ground, campground or holiday park unless it:
 - (a) is not in a location or an environment prejudicial to health or safety;
 - (b) complies with all regulations made pursuant to the Fire Services Act;
 - (c) complies with all regulations made pursuant to the Forest Act relating to fire, fire protection and other matters;
 - (d) complies with any other applicable legislation.

4.0 DESIGN AND LAYOUT STANDARDS

General Layout

- 4.01 .01 Every campground shall have land areas allocated for use as recreational camping sites.
- .02 Every holiday park shall have land areas allocated for use as:
 - (a) recreational camping sites or strata lots; and/or
 - (b) park model sites or strata lots; and/or
 - (c) holiday home sites or strata lots.
- .03 Every natural camping ground shall have land areas allocated for use as natural camping sites.
- 4.02 .01 All sites or strata lots for recreational camping shall be arranged in contiguous blocks, and shall not be interspersed among other types of sites or strata lots in mixed developments.
- .02 Any recreational camping site serviced by neither an individual water supply nor an individual sewer connection or any natural camping site shall be clearly identified by a numbered sign or similar identification.
- 4.03 Any parcels or parts of land included in a campground, holiday park or natural camping ground development shall be contiguous.

Site or Strata Lot Sizes and Other Requirements

- 4.04 The size of any site or strata lot for camping, park model, holiday home, or natural camping use shall be as specified in the zoning bylaw applicable to the land being developed, except that in no case shall a recreational camping site or lot or natural camping site be less than 130 square metres in area.
- 4.05 .01 All recreational camping, park model, holiday home sites or strata lots shall be designed to:
 - (a) accommodate only one tent, recreational vehicle, park model trailer, or holiday home, as the case may be.
 - (b) accommodate entirely upon the site or strata lot at least one conveniently located, off-road parking space at least 6 metres long by 2.7 metres wide.
- .02 All natural camping sites shall be designed to:
 - (a) accommodate only one tent or recreational vehicle (but excluding a park model trailer);
 - (b) be located no closer than 6 metres from any internal roadway;
 - (c) be no closer than 7.6 metres from the external boundary of the natural camping ground;
 - (d) have one conveniently located parking space adjacent to the internal roadway in the area allocated for the 6 metre setback.

Buffer Areas and Screening

- 4.06 .01 All campgrounds, holiday parks and natural camping grounds shall have immediately within all their boundaries a buffer area of a minimum width of 7.6 metres.
- .02 Where a natural camping ground is separated from a neighbouring property by a body of water having a minimum surface width of less than 30 metres, the waterfront buffer area within the natural camping ground shall not be less than 15 metres.
- .03 Notwithstanding subsections 4.06.01 and 4.06.02, buffer areas adjacent to any watercourses shall comply where applicable with the requirements of the *Land Development Guidelines for the Protection of Aquatic Habitat*, BC Environment, and with any other provincial or federal regulations.
- 4.07 Within the buffer area a campground or holiday park shall be screened by a fence screen, or by a landscape screen not less than 2.5 metres in height, or by a natural growth screen. A natural camping ground shall be screened by at least a natural growth screen, except that where the natural camping ground borders upon land within a Country Residential zone, it shall be screened along the shared boundary by a fence screen.
- 4.08 Any fence screen shall be not less than 1.8 metres and not more than 2.5 metres in height, and shall be maintained in good condition at all times and shall be positioned to permit adequate sight distance and safe egress to the public highway.
- 4.09 Within a buffer area:
- (a) No recreation or service areas, except for waterfront recreation or amenity areas, shall be located;
 - (b) No site or strata lot for recreational camping, park models, holiday homes, or natural camping shall be located;
 - (c) No owner's residential plot shall be located;
 - (d) No building or structure shall be erected or placed except a fence, wall, or sign;
 - (e) No garbage collection or disposal area shall be located;
 - (f) No part of any water system or any sewage collection or disposal system, except for those parts of the system that are underground, shall be located;
 - (g) No roadways except those access roads which cross the buffer area as close to right angles as practicable shall be located; and
 - (h) Except where danger is involved, no plant material shall be removed nor shall any soil material be deposited or removed, except as a part of an approved landscaping scheme.

Recreation Areas

- 4.10 .01 In campgrounds, open space for playground, park, sports, games, and similar recreational uses to serve the campground shall be provided at the rate of not less than 10% of the useable land contained in the campground. For the purpose of calculating recreational space requirements in campgrounds, any indoor recreational space provided shall be counted as double its actual area.

- .02 In holiday parks, common recreational amusement, sports and activity areas and service facilities shall be provided on the site in order to render the park as self-contained as possible with respect to recreational opportunity for the occupants thereof, and the area devoted to these common facilities shall be provided at the rate of not less than 10% of the overall site area of the holiday park.
 - .03 In natural camping grounds, open space for playground, park, sports, games and similar recreational areas shall be provided at a rate of not less than 10% of the useable land contained in the natural camping ground.
 - .04 For the purpose of this Section, "useable land" means all of the lot area which can be used for camping or associated activities; it shall exclude the site for a residence of the owner, manager or employee, land with a slope greater than 25%, land lacking adequate natural drainage of surface water, and lakes, ponds, and watercourses.
- 4.11 The required recreation areas shall not include buffer areas, parking areas, ancillary buildings (other than recreational facilities), any portion of any site or strata lot for recreational camping, park models, holiday homes, or natural camping use, or driveways or storage areas.
 - 4.12 In campgrounds or holiday parks where more than 1000 square metres of recreation space is required, two or more recreational areas shall be provided.
 - 4.13 Recreation areas in campgrounds or holiday parks, except indoor recreation facilities, shall be properly landscaped.
 - 4.14 Areas for open space, park and recreational uses shall be provided in a convenient and accessible location.

5.0 ANCILLARY AND SERVICE BUILDINGS

- 5.01 Where permitted, ancillary buildings shall be designed to:
 - (a) be located at least 9 metres from the site line or lot line of any recreational camping, park model, or holiday home site or strata lot;
 - (b) be of permanent construction and adequately lighted;
 - (c) have walls, floors and partitions that can be easily cleaned;
 - (d) have all rooms well ventilated, with all openings effectively screened;
 - (e) have, where required, sanitary facilities in accordance with the B.C. Plumbing Code.
- 5.02 In all campgrounds where sewer and water systems are installed, the campground shall be provided with at least one service building equipped with flush-type fixtures and other sanitary facilities.

6.0 ACCESS, ROADWAYS AND WALKWAYS

General Requirement

- 6.01 Except where the standards of the Ministry of Transportation and Highways apply, or as set out hereunder, all roadways, driveways and walkways shall comply with the design criteria and technical standards contained in

Regional District of Fraser-Cheam Subdivision and Development Control Bylaw No. 1110, 1992, and any amendments thereto.

Access

- 6.02 No campground, holiday park or natural camping ground shall be established or extended unless the road access to the campground, holiday park or natural camping ground is approved and a permit issued in writing by the authority having jurisdiction.
- 6.03 All access shall be to and from local or secondary roads and no direct access shall be provided to or from a controlled access highway.
- 6.04 A second access from a public highway, acceptable to the authority having jurisdiction, shall be provided to each campground or holiday park containing 80 or more sites or strata lots.

Roadways

- 6.05 All camping, holiday park or natural camping ground sites or strata lots, owner's residential plots, storage areas and service buildings as well as other facilities where access is required shall have access by internal roadways.
- 6.06 .01 Minimum roadway requirements in campgrounds shall be as follow:
 - (a) Access to and from a campground shall have a minimum hard surfaced or gravelled width of 6.7 metres and a roadway width of 15 metres. No parking shall be allowed on the access road.
 - (b) All collector, distributor, minor and one-way roads giving access to camping sites shall have a minimum hard surfaced or gravelled width of 6 metres and a roadway width of 10 metres within which there shall be no trees, structures, or visual obstructions.
- .02 Minimum roadway requirements in holiday parks shall be as follow:
 - (a) Access to and from a holiday park shall have a minimum hard surfaced or gravelled width of 6.7 metres and roadway width of 15 metres. No parking shall be allowed on the access road.
 - (b) Collector or distributor roads:
 - (i) with parking on both sides shall have a minimum hard surfaced or gravelled width of 10.5 metres and a roadway width of 13 metres;
 - (ii) with parking on one side shall have a minimum hard surfaced or gravelled width of 8.5 metres and a roadway width of 10 metres;
 - (iii) with no parking shall have a minimum hard surfaced or gravelled width of 6.7 metres and a roadway width of 10 metres.
 - (c) Minor roadways:
 - (i) cul-de-sacs and two-way minor roads shall have a minimum hard surfaced or gravelled width of 6.7 metres and a roadway width of 10 metres;

- (ii) one-way minor roads shall have a minimum hard surfaced or gravelled width of 4.3 metres and a roadway width of 10 metres;
 - (iii) one-way minor roads shall not exceed 150 metres in length;
 - (iv) cul-de-sacs shall not exceed 90 metres in length;
 - (v) parking shall not be permitted on minor roadways except in dust free or paved parking bays.
- .03 Minimum roadway requirements in natural camping grounds shall be as follow:
- (a) Access to and from a natural camping ground shall have a minimum gravelled width of 6.7 metres and a roadway width of 13 metres. No parking shall be allowed on the access road.
 - (b) All collector, distributor, minor and one-way roads giving access to and from natural camping sites shall have a minimum gravelled width of 4.3 metres and a roadway width of 6.7 metres within which there shall be no trees, structures or visual obstructions.
- 6.07 .01 In campgrounds or holiday parks, dead end roads and cul-de-sacs shall have a turning circle at the end with a hard surface or gravelled radius of at least 12 metres.
- .02 In natural camping grounds, all collector, distributor, minor and one-way roads shall be looped and there shall be no dead-end roads or cul-de-sacs.
- 6.08 .01 In campgrounds or holiday parks, all roads shall be well drained, hard surfaced or gravelled, and maintained in such a manner as to render them free from dust at all times.
- .02 In natural camping grounds, all roadways shall be well drained, graded and gravelled.
- 6.09 Roads shall be adapted to the topography, and shall have suitable gradient for safety of traffic.
- 6.10 A holiday park which adjoins, abuts or faces an area in which curbs, gutters and piped storm drainage are required shall have curbs, gutters and piped storm drainage installed along the access roads.

7.0 SERVICES

General Requirement

- 7.01 .01 All services described hereunder shall comply with all applicable design criteria and technical standards contained in Regional District of Fraser-Cheam Subdivision and Development Control Bylaw No. 1110, and any amendments thereto.
- .02 The minimum sewer and water servicing requirements for campgrounds, holiday parks, and natural camping grounds shall be as shown in Table 1 and as further described in this Section. Where more than one level of service is shown in Table 1 as permitted then the owner must as a minimum provide either level of service shown as permitted.

TABLE 1

Level of Service Required	Type of Development		
	Natural Camping Ground	Campground	Holiday Park
Shared water supply (no water hook-ups)	Required	Permitted	Not Permitted
Water supply to each site (water hook-ups to each site or lot)	Not Permitted	Permitted	Not Permitted
Approved community water system (water hook-ups to each site or lot)	Not Permitted	Not Required	Required
Shared privies (no sewer hook-ups)	Required	Not Permitted	Not Permitted
Service Building and Sani-Dump (no sewer hook-ups)	Not Permitted	Permitted	Not Permitted
Approved community sanitary sewer system (sewer hook-ups to each site or lot)	Not Permitted	Permitted	Required ¹
Septic sewage disposal on each site or lot	Not Permitted	Not Permitted	Permitted ¹

1. Where permitted by the Zoning Bylaw and where the site or lot is of the size required in the Zoning Bylaw, on-site septic sewage disposal is permitted on individual holiday home sites or lots (but it is not permitted on sites or lots for recreational camping or for park models).

Water Supply

- 7.02 .01 The owner of a campground shall provide an approved water supply system to furnish a constant supply of domestic water. The owner shall obtain an approval to operate the water system from the Ministry of Health.
- .02 The owner of a holiday park shall provide an approved community water system to furnish a constant supply of domestic water to each site or strata lot and to all ancillary buildings requiring a water supply. The owner shall obtain a Certificate of Public Convenience and Necessity from the Ministry of Environment, Water Resources Branch (where applicable), as well as approval of the water system from the Ministry of Health.
- .03 The owner of a natural camping ground shall provide an approved water supply system to furnish a constant supply of domestic water by means of shared water standpipes, and:
- (a) no natural camping space shall be located more than 60 metres from a water standpipe;
 - (b) there shall be no individual water-service connections for recreational vehicles on natural camping ground sites; and

- (c) the owner shall obtain an approval to operate the water system from the Ministry of Health.

Sanitary Sewer Systems for Campgrounds and Holiday Parks

- 7.03 .01 Except as provided for under subsection 7.03.02, the owner of a campground or holiday park shall provide an approved community sanitary sewer system for the collection, treatment and disposal of all waste water and human excretion generated within the campground or holiday park. The owner shall obtain either a Sewage Disposal Permit from the Ministry of Health or a Waste Management Permit from the Ministry of Environment, Environmental Protection Branch, whichever applies, based upon the amount of discharge generated.
- .02 A holiday park shall have a sewer service connection (hook-up) to each site or lot in the holiday park, except that, where permitted by the Zoning Bylaw and where the site or lot is of the size required in the Zoning Bylaw, on-site septic sewage disposal is permitted on individual holiday home sites or lots (but it is not permitted on sites or lots for recreational camping or park model trailers).
- .03 A campground may have either:
 - i) a sewer service connection to every recreational site; or
 - ii) a service building and a sani-dump station for the collection of sewage from recreational vehicle holding tanks, both of which facilities shall be connected to the approved community sanitary sewer system.

Sanitary Sewage Disposal for Natural Camping Grounds

- 7.04 .01 The owner of a natural camping ground shall provide for the disposal of waste water and all human excretion in a manner approved by the Ministry of Health.
- .02 In all natural camping grounds the method by which sewage is disposed of shall consist of privies which shall be constructed such that:
 - (a) flies, insects, rats or small domestic animals do not have access to the waste materials;
 - (b) the surface or ground water cannot enter the pit or vault;
 - (c) they are no closer to any natural camping space than 16 metres;
 - (d) they are no closer to the natural boundary of any lake, river, stream, or other water source than 31 metres;
 - (e) all doorways are screened by a view-obstructing fence not less than 1.8 metres and not more than 2.5 metres in height.
- .03 In all natural camping grounds, privies shall be provided in accordance with the following table:

TABLE 2 - MINIMUM NUMBER OF PRIVIES

NUMBER OF NATURAL CAMPING SPACES	PRIVIES		SLOP SINKS
	MEN	WOMEN	
1 - 15	2	1	1 slop sink
16 - 30	2	2	1 slop sink
31 - 45	3	2	1 slop sink
46 - 60	4	3	1 slop sink

Urinals may be substituted for one-half of the number of privy seats required for men.

Drainage

- 7.05 No person shall locate or extend a campground, holiday park, or natural camping ground except on a well-drained site that is at all times free of stagnant pools, and graded for adequate drainage.
- 7.06 The owner of a campground or holiday park shall provide a drainage collection and disposal system which:
 - (a) may consist of a surface drainage and/or underground piped system;
 - (b) shall use culverts and/or catch basins to collect drainage and direct it away from roadway surfaces, recreational camping or holiday home sites or lots and other amenities; and
 - (c) shall direct the drainage to an outfall or a disposal facility.

Garbage Disposal

- 7.07 .01 The owner of a campground or holiday park shall establish one or more depots within the park for the collection of garbage and refuse. At each such depot, the owner shall provide a garbage disposal container or containers that is/are durable, fly tight, water tight and rodent-proof.
- .02 The owner of a natural camping ground shall provide a container or containers that is/are durable, fly tight, water tight, and rodent proof for the collection of all garbage either at each natural camping space and/or at a central garbage collection area.

Fire Protection

- 7.08 .01 The owner of a campground shall provide standpipes for fire protection located as required by the Fire Marshal.
- .02 The owner of a holiday park shall provide fire hydrants so that all ancillary buildings, and camping or holiday home sites or lots are located within 150 metres from a fire hydrant.
- .03 The owner of a natural camping ground shall provide:
 - (a) a stove, incinerator, outdoor barbecue or other equivalent structures or equipment designed for the purpose of containing fires at each natural camping site;

- (b) portable fire extinguishers of a type approved by the Fire Marshal which shall be mounted on structures designed for the purpose and located at or near each water standpipe or in accordance with the specifications of the Fire Marshal.
- (c) fire fighting equipment in accordance with the following table:

NUMBER OF CAMPING SPACES	AXES	SHOVELS	POLASKI OR MATTOCK	HAND PUMP
1 - 8	1	2	1	2
9 - 15	2	4	4	2
16 - 25	3	6	6	6
Over 25	Calculate number on basis of relationship noted above.			

7.09 Portable fire extinguishers of a type approved by the Fire Marshal shall be kept in service buildings and in all other locations specified by the Fire Marshal, and shall be maintained in good operating condition.

8.0 REPEAL OF BYLAW NO. 264

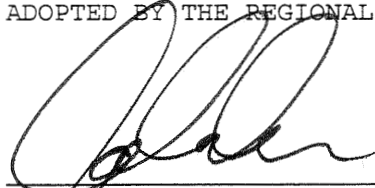
8.01 Regional District of Fraser-Cheam Campgrounds, Holiday Parks and Natural Camping Grounds Bylaw No. 264, 1980, as amended, is hereby repealed.

READ A FIRST TIME THIS 18th DAY OF OCTOBER, 1994.

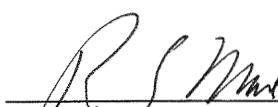
READ A SECOND TIME THIS 16th DAY OF MAY, 1995.

READ A THIRD TIME THIS 18th DAY OF JULY, 1995.

ADOPTED BY THE REGIONAL BOARD THIS 5th DAY OF DECEMBER, 1995.

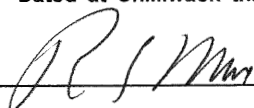


 Chairman



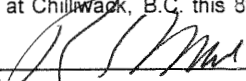
 Secretary

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 1190 cited as the Regional District of Fraser-Cheam Campground and Holiday Park Bylaw No. 1190 as read a third time by the Board on the 18th day of July, 1995. Dated at Chilliwack this 20th day of July, 1995.



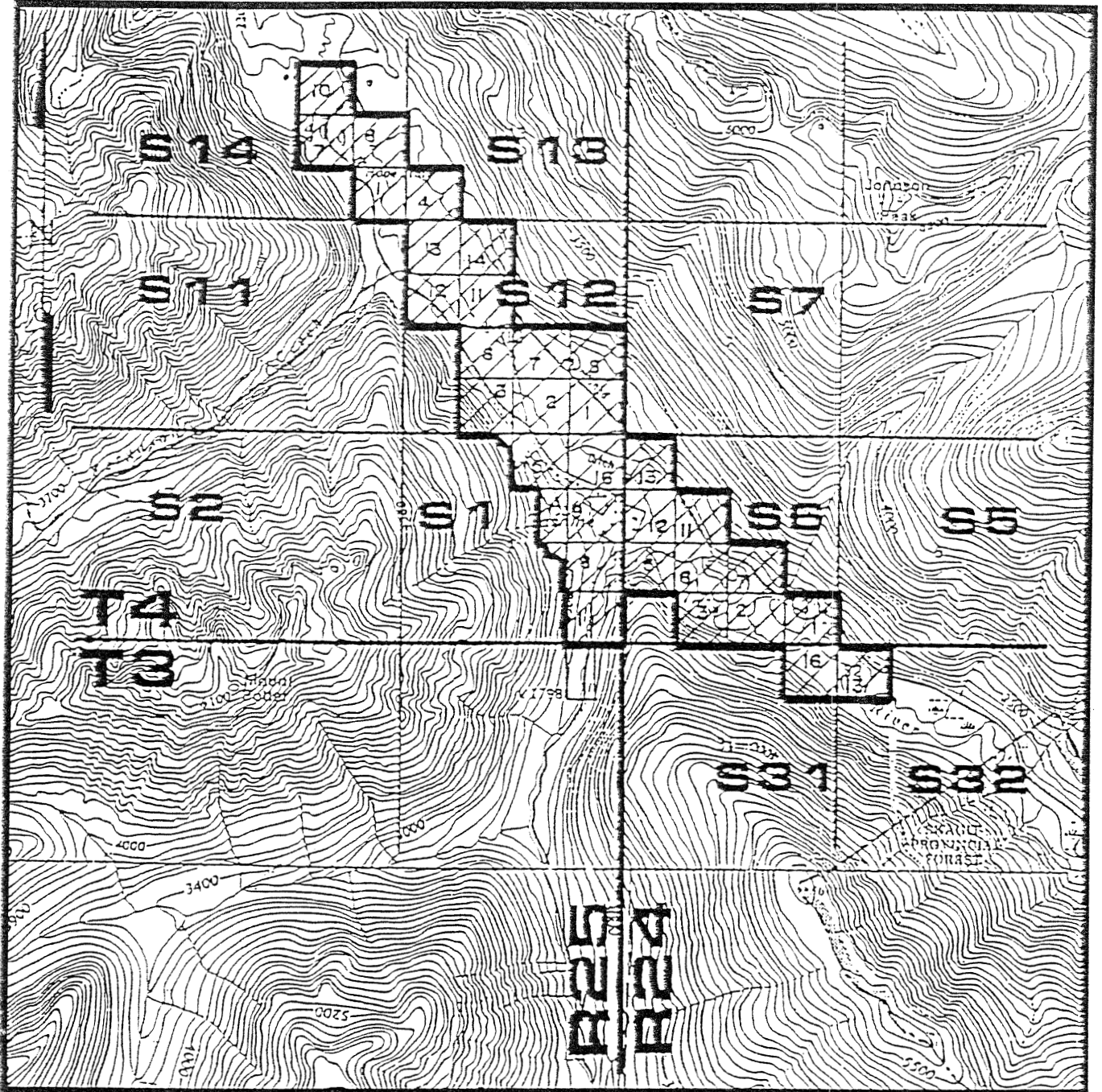
 Secretary


I hereby certify that this is a true and correct copy of Bylaw #1190 adopted by the Board of Directors of the Regional District of Fraser-Cheam on the 5th day of December, 1995. Dated at Chilliwack, B.C. this 8th day of December, 1995.



 Secretary

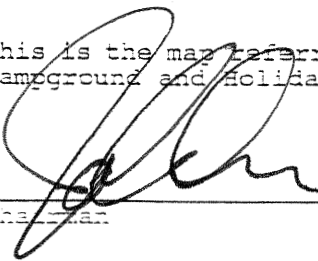
SCHEDULE "A"

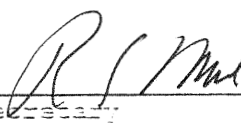


 Lands excluded from the area of application of this bylaw.

Scale 1:50,000

This is the map referred to as Schedule "A" in Regional District of Fraser-Cheam Campground and Holiday Park Bylaw No. 1190, 1994.


Chairman


Secretary

BYLAW 1190 - SCHEDULE "B"

REGIONAL DISTRICT OF FRASER-CHEAM

**APPLICATION FOR A PERMIT TO CONSTRUCT
A CAMPGROUND, HOLIDAY PARK OR
A NATURAL CAMPING GROUND**

This Application for a Permit to Construct is made pursuant to the provisions of Regional District of Fraser-Cheam Campground and Holiday Park Bylaw No. 1190, 1994, and all other Statutes and Bylaws in force in the Regional District.

1. _____

(Name of Owner) *(Authorized Agent)*

(Address of Owner) *(Address of Agent)*

(City/Town/Village) *(City/Town/Village)*

(Telephone) *(Telephone)*

2. Legal description of the land subject to this permit application:

3. (a) Does the land lie within the Agricultural Land Reserve? Yes No

(b) O.C.P./O.S.P. Designation: _____

(c) Zoning: _____

(d) Total area of the land (hectares): _____

(e) Area to be used for:

Campground _____ Holiday Park _____ Natural Campground _____

(f) Number of sites:

Camping Sites or Lots: _____ Park Model Sites or Lots: _____

Holiday Home Sites or Lots: _____ Natural Camping Sites: _____

(g) Restrictive covenants on title of the land: _____

4. Description of proposed development:

5. Attached to this application are (check appropriate boxes):

CG/HP NCG Required information:

Three sets* of plans and specifications drawn to scale showing:

- the area, dimensions and legal description of the parcel of land;
- the dimensions and location of the buffer areas;
- the site or lot number, location, dimensions and designation of all sites or strata lots (as applicable) for camping, park models, holiday homes, and natural camping
- the location and dimensions of all roadways
- n/a the owner's residential and/or accessory employee plot (if any)
- all common recreation areas and storage area (if any);
- n/a the internal layouts of all ancillary buildings, the owner's residence, and other structures;
- the location and details of the source of water, treatment plants, water distribution lines and outlets;
- n/a the location and details of all connections to the sanitary sewer, sewage collection system, septic tank(s) and sub-surface disposal field, or other private sewage treatment plants and disposal methods;
- n/a the location and details of all pit privies and/or sewage disposal facilities
- the location and details of all drainage system swales, ditches, catch basins, piping, exfiltration, treatment and disposal facilities;
- the location and details of all garbage and refuse collection and disposal areas;
- a north arrow and notation of the scales used;
- n/a a general landscaping plan for the site, including buffer areas;
- all watercourses or water frontage within or adjacent to the proposed campground, holiday park or natural camping ground, and all areas of undrained land or swamp;
- all land within or adjacent to the proposed campground, holiday park or natural camping ground on which the natural slope is in excess of 25%;
- the relationship of the proposed campground, holiday park or natural camping ground to adjacent roads.
- n/a *Plans and specifications for campgrounds or holiday parks (not including natural camping grounds) are to be prepared and sealed by a professional engineer.

Additional information including:

- Highway Access Permit;

