

COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 1520

A bylaw to regulate campsite
standards within the boundaries
of all electoral areas of the
Cowichan Valley Regional District

WHEREAS the Regional Board deems it appropriate to establish "Campsite Standards" in all electoral areas of the Cowichan Valley Regional District;

AND WHEREAS the Regional Board voted on and received the required majority vote of those present and eligible to vote at the meeting at which the vote is taken, as required by the Act;

AND WHEREAS pursuant to the Act, notices were published in one issue of the "Ladysmith-Chemainus Chronicle" on Tuesday, July 13, 1993, the "Citizen" on Sunday, July 11, 1993, the "News-Leader" on Wednesday, July 14, 1993, and the "Lake News" on Wednesday, July 14, 1993, setting forth notice of this bylaw and requesting all those people who deem themselves affected to submit their comments in writing to the Regional District by the date specified in the notice.

AND WHEREAS after the close of the notification period and with due regard to the public comments received, the Regional Board considers it advisable to establish the bylaw;

NOW THEREFORE the Board of the Cowichan Valley Regional District in open meeting assembled enacts as follows:

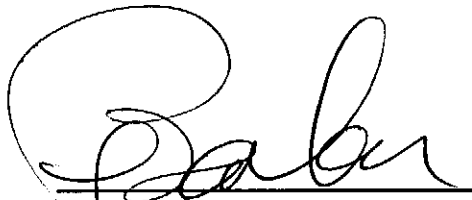
1. That the Cowichan Valley Regional District Bylaw No. 709 (Campsite Standards) is hereby repealed.
2. That the campsite standards are detailed in Schedule "A" which is attached to and forms part of this bylaw;
3. That this bylaw shall be cited for all purposes as the "Cowichan Valley Regional District Campsite Standards Bylaw No. 1520 , 1993."
4. This bylaw shall take effect upon its adoption by the Regional Board.

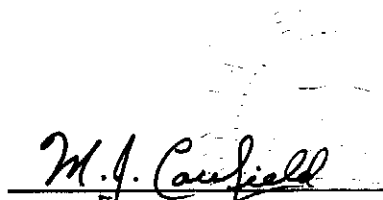
Read a first time this 10th day of March , 1993

Read a second time this 10th day of March , 1993

Read a third time this 28th day of July , 1993

Reconsidered, finally passed and adopted this 25th day
of August , 1993


Chairperson


Secretary

SCHEDULE "A"

**TO BYLAW NO. 1520
CAMPSITE STANDARDS**

PART ONE

DEFINITIONS

1.1 In this bylaw, unless the context otherwise requires:

"approval" means approval in writing by an officer of the Regional District as provided for in this bylaw;

"authorized person" shall include the following:

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(i) a Bylaw Enforcement Officer

(ii) a Planner

(iii) a Building Inspector

"campsite" means a site occupied and maintained, or intended to be occupied and maintained, for the temporary accommodation of travellers in recreational vehicles or tents, which is either operated for reward or is licensed accommodation under regulations made pursuant to the British Columbia Travel Bureau Act, but does not include a mobile home park or motel, a hotel, an auto court, or a camp licensed under the Community Care Facilities Licensing Act;

"camping space" means an area in a campsite used for one Recreation Vehicle or tent;

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

"Medical Health Officer" means the Medical Health Officer appointed under the Health Act for the territorial jurisdiction of the area in which a campsite is located;

"owner" means an owner, agent, lessor, or manager of, or any person who operates a campsite;

"potable water" means water which meets Canadian Drinking Standards and is approved for drinking purposes by the Medical Health Officer;

"recreational vehicle" means any vehicle, trailer, coach, camper bus, structure or conveyance designed to travel or be transported on a highway and constructed and equipped to be used as temporary living or sleeping quarters by travellers;

"Regional Board" means the Board of the Cowichan Valley Regional District;

"roadway" means allowance within a campsite, part or all of which is made suitable for normal vehicular use for access to abutting camping spaces;

"service building" means a building, housing toilet or bathing facilities or such other sanitation facilities as are required by these regulations;

"sewage disposal station" means a place where recreational vehicle sewage storage tanks may be emptied and flushed;

PART TWO**ADMINISTRATION AND INSPECTION**

- 2.1 The Inspector or such other person appointed by the Regional Board shall administer this bylaw.
- 2.2 An authorized person may enter upon real property at all reasonable times to ascertain whether this bylaw is being observed, to gather evidence of any violation or to serve notice related to any violation of this bylaw.

PART THREE**APPLICATION**

- 3.1 The provisions of this bylaw do not apply to:
- (a) a campground or any part of a campground existing prior to coming into force of this bylaw;
 - (b) non-profit church or institutional group campsites; and
 - (c) private, non-profit camping on individual parcels.

PART FOUR**DENSITY**

- 4.1 The minimum area for each tenting space shall be 80 square metres.
- 4.2 The minimum area for each recreational vehicle space shall be 100 square metres.

PART FIVE**BUFFER AREAS**

- 5.1 A buffer area of not less than 7.5 metres in width shall be provided along boundaries of a campground.
- 5.2 A buffer area shall remain free of development except for:
- (a) waterfront recreation or amenity areas, including boat launching and moorage facilities;
 - (b) utility and service connections;
 - (c) roads which cross it as close to right angles as practicable and connect directly with the road system contained within the remainder of the campground; no road shall traverse the buffer area to give direct access from a public highway to any campsite;
 - (d) signs.

PART SIX**GENERAL LAYOUT**

6.1 Camping Spaces

- (a) Every campsite shall have land areas allocated to camping use as spaces for recreational vehicles; or spaces for tents; or both spaces for recreational vehicles and tents;
- (b) In cases where spaces are allocated for both recreational vehicles and tents, the areas provided for these differing uses shall be separate from one another by means of a landscaped buffer area or natural vegetation screen of not less than 12.0 metres in width;
- (c) Every camping space shall have a maximum slope of 5%;
- (d) Only one recreational vehicle shall be located on a camping space.

PART SEVEN**APPLICATION APPROVAL AND PERMIT**

7.1 A plan submitted for approval shall include a general layout showing facilities to be provided in relation to adjoining developments and detailed plans showing,

- (a) the area and dimensions of the site;
- (b) the number, location and dimensions of all recreational vehicle and tent spaces;
- (c) the location of service buildings, any sewage disposal station, or any other proposed structures;
- (d) the location and width of roads, walks and trails;
- (e) the location of water and sewage disposal systems;
- (f) the location of storm drains and catch basins;
- (g) the location of recreational areas;
- (h) the location of any propane filling station.

7.2 A building permit shall not be issued until such time as the plans outlining the design and layout of the campsite have been approved by the Regional District as being in compliance with these campsite standards.

- 7.3 Prior to any work or construction of the campsite, the applicant shall obtain a building permit from the Building Department of the Cowichan Valley Regional District.

PART EIGHT**SERVICE BUILDINGS**

- 8.1 The campsite shall be provided with at least one service building. The service building(s) shall contain:

- (a) flush-type fixtures and other sanitary facilities as provided for in these regulations;
- (b) laundry facilities as provided for in these regulations.

The service building may also include an office and confectionery (including food items) for the exclusive use of patrons to the campsite. The confectionery shall not exceed a maximum size of 30.0 square metres.

- 8.2 Services building(s) shall,

- (a) be located not more than 150 metres from any camping space;
- (b) be of permanent construction and adequately lighted;
- (c) have walls, floors and partitions that can be easily cleaned and will not be damaged by frequent hosing, wetting or disinfecting;
- (d) have all rooms well ventilated, with all openings effectively screened;
- (e) provide separate compartments for each bathtub or shower and toilet and a tight partition to separate those facilities designated for males and female.

- 8.3 A minimum setback of six metres shall be provided from any campsite to a service or laundry building.

- 8.4 Service Buildings containing washroom facilities shall, where water and sewer systems are installed, be equipped with flush-type fixtures and other sanitary facilities as required in the following table.

(a) For a tenting campground,

NO. OF CAMPING SPACES	TOILETS		URINALS	WASHBASINS		SHOWERS		OTHER FIXTURES
	Male	Female		Male	Female	Male	Female	
1-15	1	1	1	1	1	1	1	One Slop Sink
16-30	1	2	1	2	2	1	1	
31-45	2	2	1	3	3	1	1	
46-60	2	3	2	3	3	2	2	
61-80	3	4	2	4	4	2	2	
81-100	3	4	2	4	4	3	3	
101-130	4	5	3	5	5	4	4	
131-150	5	6	3	5	5	5	5	

(b) For a recreational vehicle campground where water, sewage disposal and electricity is available,

NO. OF CAMPING SPACES	TOILETS		URINALS	WASHBASINS		SHOWERS		OTHER FIXTURES
	Male	Female		Male	Female	Male	Female	
1-15	1	1	1	1	1	1	1	One Slop Sink
16-30	1	1	1	1	1	1	1	
31-45	1	1	1	1	1	1	1	
46-60	2	2	1	1	1	2	2	
61-80	2	2	1	2	2	2	2	
81-100	2	2	1	2	2	3	3	
101-130	2	3	1	2	2	4	4	
131-150	2	3	1	2	2	5	5	

8.5 (a) For campgrounds having more than 150 tent campsite spaces, there shall be provided one additional toilet and washbasin for each sex, for each additional 30 campsite spaces; one additional shower for each sex for each additional 30 campsite spaces; and one additional urinal for each 100 campsite spaces.

- (b) For campgrounds having more than 150 recreational vehicle campsite spaces, there shall be provided one additional toilet and washbasin for each sex, for each additional 50 campsite spaces, and one additional shower for each additional 50 campsite spaces.
- 8.6 Notwithstanding the requirements contained within Section 8.4(a) and (b) of this bylaw, at least one washroom and shower facility for each sex must be designated and constructed to provide access for the disabled.
- 8.7 (a) Laundry facilities shall be provided in the ratio of one laundry unit for every 10 camping spaces for the first thirty camping spaces and one additional laundry unit every additional 20 spaces up to a maximum of six (6) laundry units and shall be in a separate room of a service building or in a separate building.
- (b) A laundry unit shall consist of not less than one laundry tub and one clothes washing machine and dryer in working order.
 - (c) Laundry facilities shall not be required where there are laundromat facilities available to the public within 0.5 kilometres of the campsite.

PART NINE

ROADS

- 9.1 Minimum road width requirements within a campground shall be as follows:
- (a) Access roads to and from a campground shall have a minimum width of 7.3 metres.
 - (b) Internal roads shall have a minimum width of 6.0 metres.
 - (c) All internal access roads shall be of a dust free surface.
 - (d) Dead-end internal access roads and cul-de-sacs shall have a turning radius of 12.0 metres.
 - (e) The maximum grade of any internal access road shall be 10%.

PART TEN

WATER SUPPLY

- 10.1 The owner of a campground shall provide a supply of potable water that conforms to the requirements of the Health Act, provided that no campsite shall be located greater than 60 metres from a source of potable water.

PART ELEVEN

SEWAGE DISPOSAL

- 11.1 The owner of a campground shall provide for disposal of all sewage generated within a campsite by causing all sewage waste water to be discharged into:
- (a) a public sewer, or
 - (b) where a public sewer is not available, a private sewage disposal system constructed in accordance with the Health Act or Waste Management Act.
- 11.2 A recreational vehicle campground shall provide individual sewage disposal connections for each campsite or provide a sewage disposal station (sani-dump) for the entire campground.
- 11.3 All sewage disposal systems shall meet the requirements of the Regulations Governing Sewage Disposal made under the authority of the Health Act and/or Waste Management Act, of the Province of British Columbia.

PART TWELVE**GARBAGE DISPOSAL**

- 12.1 The owner of a campground shall,
- (a) provide an enclosure for garbage containers, constructed in such a manner as to be animal proof, and to be located no further than 60 metres from any camping space;
 - (b) maintain the containers so that they shall not become foul smelling, unsightly, or a breeding place for flies;
 - (c) be responsible for ensuring that no person shall dispose of garbage, waste, or refuse except in accordance with the arrangements made for the campsite;
 - (d) be responsible for the removal and disposal of garbage and refuse.

PART THIRTEEN**SEWAGE DISPOSAL STATION**

- 13.1 Where a campground contains spaces for recreational vehicles, the owner shall provide a sewage disposal station (sani-dump) if camping spaces are not provided with individual sewer connections.
- 13.2 The sewage disposal station shall be located in an area apart from any internal access road and is to allow easy and convenient access by recreational vehicles for the purpose of disposing of such vehicles storage tanks.
- 13.3 Sewage disposal stations shall be constructed, operated and maintained in compliance with the Health Act.
- 13.4 A minimum setback of 30 metres shall be provided from any campsite to a sewage disposal station.

PART FOURTEEN

RECREATION AREAS

- 14.1 The owner of a campground shall provide, within the campground, one or more recreation areas, protected from automobile traffic and having a total area of at least ten percent (10%) of the area of the campground. The buffer strip and internal roadways shall not be included in calculating the recreation area to be provided.
- 14.2 Recreation areas shall be provided with suitable playground equipment that would be maintained by the campground owner.

PART FIFTEEN

SUPERVISION

- 15.1 The owner of a campground shall maintain all equipment, service buildings and recreation areas in or on the campground in a clean, safe and sanitary condition.
- 15.2 The owner of a campground shall not register or accommodate more parties of campers than there are camping spaces.
- 15.3 Every campground shall be kept free of inflammable debris and rubbish at all times.
- 15.4 Fires shall be made only in stoves, incinerators, outdoor barbecues or other equipment or structures designed for that purpose.
- 15.5 The Inspector is authorized to make sufficient inspections of campgrounds in the Cowichan Valley Regional District in order to ensure that the campgrounds are being established, developed, supervised, maintained and operated in accordance with these standards.