



The Corporation of the District of North Cowichan

**Campground Bylaw** [BL 3700]

Bylaw 2140

*[Consolidated and printed by authority of the Corporate Officer under section 139 of the Community Charter. Current to May 14, 2020. Last amended July 18, 2018. Amendments: 3700.]*

The Municipal Council of The Corporation of the District of North Cowichan, in open meeting assembled, ENACTS as follows:

**1** In this bylaw, unless the context otherwise requires:

"approval" means approval in writing

"buffer area" means the buffer area described in Section 9 herein

"campground" means a site operated, established and maintained for the temporary accommodation of holiday makers in trailers or tents, and shall not at any time be used or construed as a mobile home park as regulated by a bylaw of the municipality

"Council" means the Council of The Corporation of the District of North Cowichan

"dependent trailer" means a trailer other than an independent trailer

"independent trailer" means a trailer equipped with a water closed and lavatory, wastes from both of which may be disposed of directly into a sewer disposal system through a drain connection

"Inspector" means the Building Inspector or such other person appointed by the Council 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 the campground is located "municipality" means The Corporation of the District of North Cowichan

"natural boundary" means the visible highwater mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the lake, river, stream or other body of water, a character distinct from that of banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself

"owner" means an owner, agent, lessor, manager, or any person who operates a campground

"plot" means a designated area of land within a campground, for the accommodation of one family or household, marked in accordance with this by-law for either a trailer or tent(s)

"potable water" means water which is approved for drinking purposes by the Medical Health Officer

"privy" means an approved removable building over an approved sanitary earth pit for the receiving and disposal by decomposition of human excrement

"roadway" means an allowance within a campground, part or all of which is made and maintained for normal vehicular use to gain access to abutting plots, service buildings and other facilities

"service building" means a building, other than a privy, housing toilet or bathing facilities and such other facilities provided for the common use of the campers including recreation buildings, laundry and services

"trailer" means any vehicle, coach, house-car, or conveyance designed to travel on the highways and constructed and equipped for temporary living or sleeping quarters by travelling holiday makers

"trailer sewage disposal station" means a place where trailer sewage storage tanks may be emptied and flushed

"watercourse" is any natural or man-made depression with well defined banks and a bed .6 metres (1.97 feet) or more below the surrounding land serving to give direction to a current of water at least six months of the year or having a drainage area of 2.5 square kilometres (.97 square miles) or more as required by an official of the Ministry of Environment of the Province of British Columbia

"wilderness areas" means parcels of land within the municipality that do not have sanitary sewer available and where privies are approved by the Medical Health Officer

- 2** The provisions of this by-law do not apply to a campground established and existing prior to the adoption of this by-law, and no person shall be compelled to upgrade existing campgrounds to the standards of this by-law; however, any upgrading of any existing campsite must comply with the applicable provisions of this by-law.
- 3** The Building Inspector or such other person appointed by Council to administer this by-law may enter any campground at any reasonable time for the purpose of administering and enforcing the provisions of this by-law.
- 4** (a) No person shall establish, construct, alter, extend or expand a campground until written approval of detailed plans and specifications has been received and a permit has been issued by the Inspector:
  - (b) Written approval shall not be given nor a permit issued until
    - i. a sewage disposal permit has been issued by the authority having jurisdiction
    - ii. the water supply and distribution system has been approved by the authority having jurisdiction
  - (c) If a campsite permit is refused, the Inspector shall notify the applicant in writing of the reasons for refusal
  - (d) If, after the issuance of any permit, the construction so authorized is not commenced within six (6) months from the date thereof, or if the work is not carried on continuously and in a bona fide manner once the permit is issued, such permit shall be void. Work shall

not commence again until a renewal permit is issued and a fee paid for same

- 5** All applications for campground approval and permit shall be made in writing to the Inspector, and shall include:
  - (a) the name and address of the applicant and the registered owner of the property
  - (b) the legal description of the property
  - (c) fees as specified in Section 7
  - (d) two full sets of working drawings to scale showing:
    - i. the area, dimensions and legal description of the parcel(s) of land
    - ii. the dimensions and location of the buffer area
    - iii. the number, location, dimensions and designation of all campground plots; the location and dimension of all roadways; the location and dimension of the owner's residential plot and residence, service buildings, structures and all common recreational areas
    - iv. the internal layouts of all service buildings and other structures, apart from the owner's residence
    - v. the location and details of the source of the proposed water supply, water distribution lines and outlets, and water treatment plants
    - vi. the location and details of all proposed sewer lines, waste water disposal lines, storm sewer lines and catch basins, septic tank(s) and sub-surface disposal field or other private sewage treatment plants and disposal methods and all connections to such sewage disposal
    - vii. the location and details of all on-site garbage and refuse pick-up areas
    - viii. a North arrow and notation of the scales used on all drawings
    - ix. a general landscaping plan for the site
    - x. all watercourses or water frontage within or adjacent to the land concerned and the relationship of the proposed campground to adjacent roads
- 6.** (a) In addition to the information required in Section 5 hereof, the Inspector may require the applicant to provide additional relevant information, including but not limited to topographic and soil condition data, and may, himself conduct inspections and tests in the vicinity of the proposed campground
- (b) No application for a campground permit shall be accepted unless it includes all documents, plans, drawings, information and fees required by this by-law
- 7.** (a) The application for a campground permit shall be accompanied by a fee of Twenty-five Dollars (\$25.00) for the first campground plot and Ten Dollars (\$10.00) for each additional plot
- (b) An application for renewal of a campground permit requested pursuant to Section 4. (d) herein shall be accompanied by a fee of Two Dollars (\$2.00) for each campground plot
- 8.** (a) No person shall locate a campground plot, owner's residence, service building, privy, or other structure except on a well-drained site that is at all times free of stagnant pools and

is graded for rapid drainage

- (b) Except with the approval of the Deputy Minister of Environment or his designate, and notwithstanding any other provisions of this by-law, no buildings or structures, excepting fences, signs or water related structures or buildings such as pumphouses and boathouses shall be constructed, reconstructed, altered, moved or extended with the underside of the floor system of any area used for habitation, business or storage of foods damageable by floodwater lower than .6 metres (1.97 feet) above the two hundred year flood level where it can be determined, or if not, less than 3 metres (9.84 feet) of the natural boundary of the sea or a lake or within 30 metres (98.42 feet) of the natural boundary of any nearby watercourse or source of water supply, excluding wells. Where landfill is used to achieve the require elevation, no portion of the landfill slope shall be closer than the required setback(s) from the natural boundary, and the face of the fill slope shall be adequately protected against erosion from floodwaters
  - (c) The plumbing, electrical, sewer disposal and building construction in any campground, including additions and alterations, shall comply with the by-laws of the Municipality and/or the regulations in force in the territorial jurisdiction in which the campground is situated
  - (d) The installation and maintenance of all oil burners and oil burning equipment and appliances using inflammable liquids as fuel; the storage and disposal of inflammable liquids and oils, and the installation, maintenance, carriage and use of compressed gas systems shall be in accordance with the regulations of the Fire Services Act or the Gas Act, as the case may be
- 9.** Every campground shall have immediately adjacent to all its boundaries a buffer area a minimum of 8 metres (26.2 feet) in depth within which:
- (a) No recreation, amenity or service area, except waterfront recreation/amenity areas, may be located
  - (b) No campground plot or owner's residential plot may be located
  - (c) No building or structure may be erected or placed except a fence, wall, or in the case of that part of the buffer area contiguous with a highway, campground identification signs
  - (d) No garbage pick-up area and no vehicle parking shall be located
  - (e) No part of any private sewage disposal system shall be located
- 10.** Every campground shall have areas of land allocated to camping use designated as plots for trailers, or plots for tents or any combination, providing that:
- (a) Each plot shall be suitable for the location of the type of accommodation for which it is designated
  - (b) Each plot be free from surface drainage from adjacent plots
  - (c) No plot shall encroach upon land required for water supply or treatment and any land within 15 metres (49 feet) away from privies sewage treatment, sewage disposal and garbage pick-up areas
  - (d) Each plot abuts and has suitable access from a roadway
  - (e) All corners are clearly and permanently marked on the ground

- (f) Each plot has one conveniently located parking space
  - (g) Plots, if not serviced by sewer and water, be not more than 60 metres (196.8 feet) from a standpipe and not more than 60 metres (196.8 feet) away from any service building equipped with a water closet or a permitted privy
  - (h) All plots are contiguous
  - (i) Designated trailer plots have a minimum area of 100 m<sup>2</sup> (904 sq. ft.)
  - (j) Designated tent plots have a minimum area of 84 m<sup>2</sup> (904 sq. ft.).
- 11.** A dwelling unit, including office space, shall be provided on a separate designated land area of not less than 550 square metres (5,920 sq. ft.) abutting on a roadway for the accommodation of the owner of the campground. A retail facility which may be attached to the residence/office is permitted for the purpose of selling groceries, camping supplies and souvenirs to serve the campground provided the maximum floor area does not exceed 30 square metres (323 square feet).
- 12.** (a) For every twenty (20) plots or less which have been designated for dependent trailers and tents, except in wilderness areas where privies are permitted by the Medical Health Officer, there shall be provided in separate rooms of a service building the following:
- i. For females – two water closets, two wash basins, one bathtub or shower and one sink
  - ii. For males – one water closet, one urinal, two wash basins, one bathtub or shower and one sink
  - iii. Where privies, chemical toilets or other methods of sewage disposal are permitted by the Medical Health Officer, no service building is required; however, two privies must be provided for each sex
- (b) All service buildings shall comply with municipal by-laws and regulations, and be approved by the Medical Health Officer
- (c) All water closets and urinals shall be the flush type
- (d) Each water closet, bathtub or shower shall be in a separate compartment
- (e) All privy buildings shall be designed, constructed and located in accordance with the requirements of the Medical Health Officer
- 13.** The owner of a campground shall provide, as required and approved by the Director of Engineering and Operations: [BL3700]
- (a) A storm drainage system and/or a waste water drainage system
  - (b) Access roads and internal roadways
  - (c) Street lighting at all campsite accesses to a public highway
  - (d) A water supply system designed and installed in accordance with municipal regulations to furnish a constant supply of potable water that is under a minimum working pressure of not less than 206 kilopascals (30 pounds per square inch) and not more than a maximum working pressure of 345 kilopascals (50 pounds per square inch) at all outlets, with such potable water distributed to each service building, independent trailer plot, and to

standpipes and hydrants should such be required

- (e) Disposal for all sewage and waste water from a sewer system into a public or private sewage disposal system, designed and installed to conform with municipal regulations and/or the requirements of the Medical Health Officer or the Pollution Control Act as the case may be
- (f) The disposal or arrangements for disposal of garbage and refuse in accordance with municipal and provincial regulations, and depots for the collection of same. All garbage collection depots shall provide fly-tight and rodent proof metal containers in ample number, and be maintained so that they shall not become foul smelling, unsightly, or a breeding place for flies or rodents

No on-site disposal of garbage is permitted

- 14.** Where a campground contains plots designated for independent trailers, the owner shall provide a trailer sewage disposal station in an easily accessible location, installed in accordance with the plumbing regulation in force in the municipality and/or as required by the Medical Health Officer.
- 15.** No part of any building shall be closer than 3 metres (9.8 feet) to any plot, or 10 metres (32.8 feet) from any site boundary.
- 16.** No person shall dispose of garbage or refuse or any sort of waste except in accordance with the approved arrangements made by the owner of the campground.
- 17.** The owner of every campsite shall:
  - (a) Maintain all equipment, including recreational equipment, in or on the campground in a clean, safe and sanitary condition
  - (b) Keep the campground free of inflammable debris and rubbish at all times
  - (c) Allow fires to be made only in stoves, incinerators or other structures designed for that purpose
  - (d) Post instructions at the site of the trailer sewage disposal station
  - (e) Post prominently and permanently a copy of this by-law and a campsite layout plan in the campground office for reference of the campers
- 18.** The owner of every campsite shall not:
  - (a) Cause or allow a trailer or tent to be parked or to remain in the campground in contravention of this by-law
  - (b) Allow a trailer or tent to be located elsewhere than on a plot
  - (c) Allow any part of any installed trailer or tent to be outside the boundaries of its designated plot
  - (d) Allow a trailer to connect to a water system and an unvented lateral of the sewer system unless it has a plumbing system designed and installed in accordance with recognized standards that include a vented trap for each fixture
- 19.** It shall be unlawful for any person to cause, suffer or permit the establishment, extension, alteration or operation of a campground in contravention of this by-law, or to prevent or

obstruct any person designated or appointed under Section 3 herein from carrying out his duties or to otherwise contravene or fail to comply with this by-law. Any person who shall be found guilty of an infraction of this by-law shall be liable on summary conviction to a penalty not exceeding \$1,000.00 and also the cost of prosecution. Each day during which the violation is continued shall be deemed to constitute a new and separate violation, except where the court otherwise orders.

**20.** If any section, subsection, sentence, clause or phrase of this by-law 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 portion of this by-law.

**21.** [Repealed; BL3700]

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Read a first time on March 7, 1984  
Read a second and third time on April 4, 1984  
Adopted on April 18, 1984