

Function: 040
Department: 030
Policy No.: 006



Road Surfacing Requirements for Campgrounds and Bareland Condos

Effective Date: December 15, 2023
Review Date: December 15, 2028
References:
Cancel:
Resolution #: 531-2023

CAO Signature:

A handwritten signature in blue ink, appearing to be "J. A. Pa.", written over the "CAO Signature:" label.

Purpose: To establish a consistent policy for the provision of road surfacing on roadways within and affected by Bareland Condominiums and Campground developments

Definitions: For the purpose of this policy:
"roadways" includes roads within a Campground or Bareland Condominium (whether shown on a plan of survey registered at the Land Titles Office) and used solely or primarily by the users of the Campground or residents or the Bareland Condominium and their visitors or invitees.

Guidelines:

1. Scope:

This policy applies to roadways within both campgrounds and Bareland Condominiums.

2. Campground Development Requirements:

- a. Campgrounds with fewer than 40 sites shall provide annual dust control of 100 meters in front of residences on the main transportation route as outlined within the development's approved Traffic Impact Assessment, which shall be an addendum to the approved Area Structure Plan of the development.
- b. Campgrounds with 40-98 sites shall provide dust control for the entire roadway leading to the nearest hard surface road identified as the main transportation route within the development's approved Traffic Impact Assessment, which shall be an addendum to the approved Area Structure Plan of the development.

- c. Campgrounds with 99 or more sites may need to hard surface the entire roadways to the nearest hard surface road, recognized as the most primary means of access based on the Approved Traffic Impact Assessment within the Area Structure Plan.
- d. In Accordance clause 2c Administration shall review traffic flows, vehicle usage, environmental impacts, cost benefit considerations, expert consultations and any other considerations it deems necessary when assessing the necessity of road upgrades beyond dust control for campgrounds with 99 or more sites.
- e. All campgrounds shall complete any Road Improvements recommended by an Approved Traffic Impact Assessment in addition to those outlined in this Policy.
- f. Where a development permit is not in compliance with this policy, the Administration is authorized to cancel the development permits for non-compliance.

3. Bareland Condominium Development Requirements:

- a. Internal road surface requirements within a Bareland Condominium shall align with and adhere to the road access designations identified in the Approved Traffic Impact Assessment within the Area Structure Plan.
- b. All Bareland Condos may need to hard surface the entire roadways to the nearest hard surface road, recognized as the most primary means of access based on the Approved Traffic Impact Assessment within the Area Structure Plan.
- c. All Bareland Condos shall complete any Road Improvements recommended by an Approved Traffic Impact Assessment in addition to those outlined in this Policy.

4. Compliance and Development Permits:

Compliance with this policy, specific to the requirements for each type of development, shall be a condition of development permit for campgrounds.

5. Compliance and Subdivision Decisions:

Compliance with this policy, specific to the requirements for Subdivision Applications relating to Bareland Condos, shall be required to enter into and comply with the terms and conditions of a Development Agreement regarding road upgrades on terms satisfactory to the County. The timeline for compliance will be in accordance with the respective development permit or subdivision decision. Administration is authorized to collaborate with developers to ensure compliance.