



BYLAW NO.: P1465, P1466, P1488

ACRD FILE NO.: RE22009

APPLICANT NAME: Glen & Carleen Tilley

ACRD CONTACT: Alex Dyer, MCIP, RPP, General Manager of Planning & Development

Date of Referral: April 30, 2026

☐

Approval Recommended for
Reasons Outlined Below

☐

Interests Unaffected by Bylaw



Approval Recommended Subject to
Conditions Below

☐

Approval NOT Recommended Due
to Reasons Outlined Below

The Ministry of Transportation and Transit (MOTT) has no objections to rezoning the subject property from Forest Reserve District (A4) to a site-specific Campground Commercial (C8-C) District subject to the following:

The applicant is responsible for obtaining a commercial access permit for a driveway on Falls Street

Landscaping and signage must not encroach onto the Falls Street dedication. All landscaping and signage should be located entirely on private property.

Agency (please print): Ministry of Transportation and Transit

Name (please print): Tammy Thompson

Title: Sr. Development Services Officer

Signature:

Date: May 4, 2026

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The 100-site campground is located in close proximity to adjacent residences. As a result, potential concerns may arise, including noise disturbances during operational periods, which could contribute to nuisance impacts for nearby residents. In addition, campfire activity will require close monitoring, as smoke emissions may affect local air quality and could impact individuals spending extended periods in the surrounding area.

However, Island Health is in support of the campground, especially preservation of mature trees to enhance recreational opportunities. Exposure to the natural outdoors supports physical activity and mental wellbeing.

- The unpaved access road/ driveway will require collaboration with MOTT to reduce potential dust that may be generated from high traffic entering the campsite during the summer. Potential dust management measures may include speed reduction and spraying suppressants (water as the suppressant not ideal during drought season)
- There should be consideration for adequate number and siting of the washrooms (toilets and handwashing stations for waste management and reduce risk of communicable disease

o Number of washrooms should be able to accommodate between 400 to 800 people (assuming max 4 adults or 8 people total per campsite as per BC Parks standards)

o May want to include another toilet facility at the other end of the campsites to increase accessibility

Agency (please print): Island Health

Name (please print): Wendy Nguyen

Title: Environmental Health C

Signature:

Date: 5/28/26

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Concerns we have are water supply. for fire supression and access for trucks with proper turning radius for apparatus's and will this follow Provincial park regulations towards fire pits and how trees should be limbed according to fire smart principles.

Agency (please print): Beaver Creek Fire Dept

Name (please print): Mike Kobus

Title: Fire Chief

Signature:

Mike Kobus

Digitally signed by Mike Kobus
Date: 2026.05.28 12:02:04 -07'00'

Date: 5/28/26

RE22009