

THE DISTRICT OF HUDSON'S HOPE

REPORT TO: Mayor Johansson and Council
SUBJECT: ACTION UPDATES and other updates
DATE: March 24, 2014
FROM: Tom Matus, CAO

Light Industrial Zone

Should have the ALR land exclusion application into ALC by next meeting.

Fair Share Renewal

I have included a synopsis on the MOU as a report in this agenda package. The allocation formula to each community is rather complicated though I have attached it for your perusal.

NDIT Internship Program

Awaiting revised NDIT Internship Agreement – the current one did not clearly state that municipalities are responsible for the Intern's salary as at the beginning of May while they are in attendance in Prince George for a month long orientation.

Building Canada Fund

I have included an RFD regarding Urban System's BCF proposal in this agenda package.

We may not be submitting an application this time around for the W/S piped distribution system due to the fact that Focus feels we do not have enough hard data in regard to the conditions of the pipes i.e. test sample results of the pipes and no clear evidence as to how many and why the valves need replacing. Focus advises that we do the emergency valve replacements and at that time take the pipe test samples along with assessing the valves. I would recommend we install the valves with the emergency valves that way we can take out the valve and a portion of the pipes for testing. Focus sites another reason in that we shouldn't be digging twice to do the valves and then the pipes; we should be doing one dig.

Being that the BCF program is announced to be a ten year program there will more than likely be more than one intake date for applications over this period.

PRGT has yet to get back to me on this issue.

Union Negotiations

Ratification package is included in the In-camera agenda package.

Airport Subdivision Lease

Met with Tyler Schwartz and we are considering the location of his lot vis-a-vis the cost of lot clearing and the road construction cost from Summer to the first lot – he is aware he is responsible for any frontage costs. Should have the ALR land exclusion application into ALC by next meeting.

YRB Card Lock Location

Bruce MacKay has retired, I have been directed to a Norm McNee, have sent a introduction email and statement of our newly intended Light Industrial area. Norm responded that he is on vacation until March 24 and I should contact him upon his return.

PLA Letters

I have begun preliminary discussions with Logan Hodson on the Works and Services Subdivision Agreement; and am finalizing legal issues (placing covenants on titles) regarding William Beattie.

A handwritten signature in black ink, appearing to read 'Tom Matus', is written over a horizontal line.

Tom Matus, CAO

REQUEST FOR DECISION

RFD#: 7SR	Date: March 24, 2014
Meeting#: CM032414	Originator: Tom Matus, CAO
RFD TITLE: ATV Campground O&M Guide Approval	

BACKGROUND:

Council has been approved both the Tenure Offer and the Licence of Occupation from FLNRO, BC for the use of land for an ATV Campground.

DISCUSSION:

As a condition of the agreement of the Tenure Offer Council must provide an updated and signed Management Plan to FLNRO which includes park equipment facilities and site standards. Attached is the required Management Plan entitled "District of Hudson's Hope Dinosaur Lake ATV Campground Operation & Maintenance Guide" which was prepared by L&M Engineering Ltd. dated March 2014.

I have also asked L&M to provide a cost estimate for the construction of the ATV Campground including items such as clearing, grubbing, road building, campsite pad building, trail building, all campsite items like tables, fire pit rings, bear proof garbage cans, pit privies, picnic tables, benches, signs, and plans to provide any potable drinking water for the campsite users i.e. water well or water cistern etc or perhaps even a few small water cooler stations with small portable water coolers; and 26 - 4x4 posts for the campsite numbers 1-26.


Included in this package is a Waiver agreement for your perusal.

BUDGET:

N/A.

RECOMMENDATION / RESOLUTION:

That Council approve the District of Hudson's Hope Dinosaur Lake ATV Campground Operation & Maintenance Guide for submission to and approval by FLNRO, BC.



Tom Matus, CAO



HUDSON'S
HOPE

PLAYGROUND OF THE PEACE

District of Hudson's Hope Dinosaur Lake ATV Campground Operation & Maintenance Guide



Prepared by: Kyle Teschke, EIT
& Darryl Brizan, P.Eng

L&M Engineering Ltd.
1210 Fourth Avenue
Prince George BC V2L 3J4

Date Prepared: March, 2014

The District of Hudson's Hope, further noted as the District, has created this Management Guide for the Campground Host responsible for the Dinosaur Lake ATV Campground. The Campground Host is responsible for welcoming Visitors and for ensuring their stay in the Dinosaur Lake ATV Campground is fun and safe, with a warm and inviting atmosphere, clean, and with well-run Facilities. The Campground Visitor experience should encourage many future visits. The Campground Host is also responsible for preserving natural, heritage, cultural, and environmental Campground values. These two responsibilities – the quality of the Dinosaur Lake ATV Campground Visitor experience and the values that support that experience – should be paramount in the Dinosaur Lake ATV Campground Host's day-to-day and longer-term operational management.

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Appendix A – Recreation Services

Appendix B – Facility Standards

Appendix C – Facility Standard Drawings

Date: _____

Mr. Tom Matus, CAO
District of Hudson's Hope

1. Scope of Service

The Campground Host will be responsible for providing all Recreation Services pertaining to their Agreement made with the District. Within the Agreement, the Operating Area for the Dinosaur Lake ATV Campground is defined, and a Campground Use Permit authorizing Campground Host activities will be provided. The Campground Host is required to complete at least two site visits each day throughout the operating season.

To maintain healthy ecosystems and minimize adverse effects on the natural surroundings, the Dinosaur Lake ATV Campground Host will be encouraged to use environmentally friendly products, i.e., eco-certified products and practices in carrying out the delivery of their Recreation Services.

2. Recreation Services

2.1. Facility Maintenance

The Campground Host is responsible for maintaining Facilities to:

- a) ensure the Facilities are safe, sanitary, and inviting to Campground Visitors; and
- b) maximize their lifespan.

There are three main components with respect to maintaining Facilities in the Campground: Routine Maintenance Services, Repair and Replacement Services, and Facility Condition Assessments.

2.1.1. Routine Maintenance Services

Routine Maintenance Services are generally those daily manual labour activities of a cyclical and predictable nature which ensure the Facilities within the Dinosaur Lake ATV Campground are kept functional, sanitary and attractive to Visitors. These include, but are not limited to:

- a) cleaning and servicing toilets,
- b) removing litter and garbage,
- c) lawn mowing, cleaning tables,
- d) completing minor repairs such as replacing signs or posts,
- e) repairing or replacing minor vandalized items, and
- f) painting and staining park furniture and minor structures.

The activities and expenses associated with Routine Maintenance Services are the responsibility of the Dinosaur Lake ATV Campground Host which are described in Appendix A – Recreation Services, Part A.

The Campground Host should review Appendix B – Technical Specifications to determine the requirements that are considered Routine Maintenance Services. In combination, these documents describe all requirements to be performed by the Dinosaur Lake ATV Campground Host, the end product to be achieved, and the measure that the District will use to confirm Routine Maintenance Services have been provided in accordance with the Dinosaur Lake ATV Campground Host's obligations.

2.1.1.1. Vandalism

If Vandalism occurs in the Dinosaur Lake ATV Campground, the Campground Host will take all measures to ensure the vandalism is removed and repaired to a 'like new' condition.

2.1.1.2. Repair and Replacement Services

Repair and Replacement Services ("R and R") are all Facility maintenance activities approved by the District that are beyond the scope of Routine Maintenance and may also include repairs to major Vandalism, Facility Condition Assessments, invasive plant management, and Danger Tree removal or modification, all as further described in this Document. The Campground Host will advise the District of concerns involving Facilities needing *repair and/or replacement*, and further actions will be taken based on the level of service of that Facility.

2.1.1.3. Facility Condition Assessments

Facility Condition Assessment (FCA) involves Facility inspections by the Campground Host to determine the condition of Facilities. Facility Condition Assessments will be performed on Facilities once per Term in order to:

- a) provide a basis for the District to forecast the budget for the Capital Facility Program;
- b) assess the effectiveness of Routine Maintenance Services; and
- c) establish a basis for setting priorities for R and R projects.

2.1.2. Recycling Program

If Facilities for recycling are provided by the District in the Dinosaur Lake ATV Campground, the Dinosaur Lake ATV Campground Host will design and maintain a recycling program for refundable and non-refundable items. The recycling Facilities will be maintained to the standards outlined in Appendix B - Technical Specifications.

Campground Host will report bi-monthly on the number of beverage containers recycled in addition to the above requirements.

2.1.3. Campground Attendance, Revenue Collection, and Registration

Dinosaur Lake ATV Campground attendance and revenue data is essential to inform and guide the District's management decisions. The Campground Host will be responsible for accurately and consistently collecting and recording attendance and revenue data for the Dinosaur Lake ATV Campground. The Campground Host will collect attendance data on a daily basis using the forms provided by the District.

Registration will be on a first-come first-served basis. The Campground Host will receive and register the customer using the District's reservation form, maintain the reservation records so they are apparent to the Campground Visitors, and handle any in-park changes/issues related to a Campground Visitor registration. See section 2.1.9. below for Campground Host presence levels. Check-in starts at 13:00 and Check-out is at 11:00.

2.1.4. Public Safety and Campground Security

As front line service providers, the Dinosaur Lake ATV Campground Host is responsible for providing a welcoming and quality Campground Visitor experience while preserving Campground resources and Facilities and making every effort to ensure and Visitors comply with acceptable Campground rules.

2.1.4.1. Quiet Time

The Dinosaur Lake ATV Campground will have a quiet time between the hours of 10:30pm and 7:30am. During this time the Campground Host will ensure Campground Visitors keep their voices to a reasonable level that is respectful of other Campground Visitors. Generators will not be used between the Quiet Time hours. There will be no playing of music between the Quiet Time hours. Parents are responsible the conduct of their children and must have them in their campsite by 22:30.

2.1.4.2. Use of Trails by ATVs

ATV users of the trails leading to, within, and coming from the Dinosaur Lake ATV Campground will show caution and respect to all other users of the trails at all times. Speed limits will be kept below 10km/h, and users will keep to the right hand side of the trails at all times. Attention to pedestrians, bikers, wildlife, and other trail users at all times are of utmost importance to ensure the safety and well-being of all.

2.1.4.3. Emergency Plans

Death, serious injuries, fire, flood, avalanche, and violent storms can occur in the Dinosaur Lake ATV Campground. Emergency plans will be prepared to enable staff to initially respond to deaths, serious injuries, fires, floods and other emergencies.

2.1.4.4. Campground Visitor Safety

The Campground Host is responsible for ensuring Campground Visitor safety in the Dinosaur Lake ATV Campground. The Campground Host is the initial point of contact for the Campground Visitor in the Dinosaur Lake ATV Campground for all issues and is responsible for maintaining and providing a safe campground for Campground Visitors. The Campground Host is responsible for ensuring Visitors comply with the Campground Rules and Policies at all times, and will take the necessary measures (ie. inform local RCMP) if these Rules and Policies are not adhered to.

2.1.4.5. Motorized Vehicles

The Campground Host is responsible for ensuring that all motorized vehicles using the roads and trails within the Dinosaur Lake ATV Campground adhere to the 10km/h speed limit. If this rule is violated, the Campground Host will administer a Warning Form report to the Campground Visitor who is under violation. If the Campground Visitor violates this rule a second time, a Campground Eviction notice will be administered to the violator. The local RCMP will be notified if the eviction notice is not adhered to.

2.1.4.6. Worker Safety

The Dinosaur Lake ATV Campground Host is responsible for conducting risk assessments on the work to be done on the Campground and to ensure that all WorkSafe BC requirements are met.

2.1.4.7. Criminal Records Check

The Campground Host will be required to complete Criminal Records Check under the *Criminal Records Check Review Act*. This is necessary because the Campground Host will be performing the following duties on a daily basis:

- a) financial reporting;
- b) working with children and vulnerable adults;
- c) providing park security services;

d) accessing sensitive information.

2.1.4.8. Uniform and Vehicle Identification

The Campground Host will comply with the District approved Campground Host uniform guidelines. The District will provide all staff working in the Campground with uniforms consisting of a safety-type vest with the District Logo and the Host's personal identification visible. The Campground Host will not place its own branding on the uniforms.

2.1.4.9. Campground Sign Standards

The Campground Host will use the District sign standards for all Campground signage and will use the correct District logo standards when using the District logo. If using Campground Host name on any brochures, maps, signage or other District promotional materials will state "*Proudly Operated by (Campground Host Name)*" in conjunction with the logo. A welcome site at the entrance to the Campground will include the name of the Campground and will also state "*Proudly Operated by The District of Hudson's Hope*". Additional signage within the Campground at the roadway entrances will clearly state:

- a) ATV's must stay on Campground roadways and trails only.
- b) Vehicles and pedestrians have the right-of-way while travelling on Campground roadways and trails.
- c) A speed limit of 10km/h must be maintained by all motorized vehicles at all times while travelling on Campground roadways and trails.
- d) Helmets must be worn at all times by users operating Off Road Vehicles while on Campground roadways and trails.
- e) Use of appropriate safety gear is recommended while using ATVs and other Off Road Vehicles.

2.1.4.10. Wildlife / Dangerous Trees

Forests, in particular stands of mature trees, are an important part of the Visitors' experience and also may have important wildlife habitat values. Campground facilities are often located in proximity to, or even within mature forests; and while decay and deterioration of trees is a normal process, high-risk trees adjacent Campground Facilities will be identified by the Dinosaur Lake ATV Campground Host and appropriate safety measures implemented to successfully manage the risk of tree failures within the Dinosaur Lake ATV Campground.

To ensure a safe setting and where possible maintain wildlife tree values, the Dinosaur Lake ATV Campground Host will be required to carry out approved treatment plans that include removal or modification of Dangerous Trees.

2.1.4.11. Pet Owners

Strict enforcement of these rules is the only way we are able to accommodate pets. All pets must be kept on a leash at all times. You are responsible for any clean-ups. A plastic bag for waste pickup must be carried at all times when walking your pet. Pets must not be left unattended at the site.

2.1.5. Invasive Plants

Noxious weed management activities required to meet the *Weed Control Act* for the Dinosaur Lake ATV Campground will be conducted under R and R Projects, described in Section 3.1.1.2 - *Repair and Replacement Services*. Invasive plants are any alien plant species that have the potential to pose detrimental impacts on Campground Visitors, wildlife and ecosystems. Invasive plants have the capacity to establish quickly and easily. In order to maintain the biodiversity in

the Dinosaur Lake ATV Campground, invasive plants will be identified, reported and managed to prevent their spread and limit their impacts.

Noxious weeds are invasive plants that have been designated under the *Weed Control Act*; this legislation imposes a duty on all land occupiers to control a set list of identified invasive plants. The Campground Host will be expected to work with the Districts' Conservation Specialist in each region on an annual basis to target the management of invasive plants.

2.1.6. Satisfaction Survey

An annual Campground Visitor Satisfaction Survey will be conducted each year to achieve the following objectives:

- a) to identify Visitors' views on the quality of services provided by the Dinosaur Lake ATV Campground Host;
- b) to gain an understanding of who visits parks and their preferences for new services and facilities;
- c) to assess how Visitors plan their trips to provincial parks and the information sources they use; and
- d) to provide a key performance measure for the Ministry of Environment's Service Plan.

The Dinosaur Lake ATV Campground Host will conduct a pre-determined number of short interviews (about 3-5 minutes each) on a daily basis with a prescribed number of campers. The Campground Host will ask the prescribed interview questions and record interviewees' responses by filling out interview forms provided by the District.

2.1.7. Operating Season Dates

The Operating Season is a specified period of time when the Dinosaur Lake ATV Campground Host will provide all the Recreation Services and collect the appropriate Recreation User Fee.

2.1.8. Off-Season Services

The Off-Season is the period of time between the day after the last day of the Operating Season until the day before the Operating Season begins. Off-Season services are requirements as described in Appendix D - Off Season Responsibilities and are the responsibility of the Dinosaur Lake ATV Campground Host.

2.1.9. Campground Host Staff Presence Levels

Campground Host presence levels are set for specific time periods over the operating season for the Dinosaur Lake ATV Campground. Campground Host presence levels describe the minimum time the Campground Host is required to be onsite within the Dinosaur Lake ATV Campground to deliver Recreation Services. The Host will be required to complete at least two site visits each day. A morning site visit at 11:00 is required to ensure the campsites are free of Visitors that are checking-out that morning. At this time the Host is required to ensure each campsite is clean and ready for the next user as per the Technical Specifications - Appendix B. A second site visit is required at 19:00 to collect Campground Visitor fees. The Host will collect fees the following morning from Visitors that do not check-in to the Campground before this evening site visit. Check-in is at 13:00 and Check-out is at 11:00.

3. Financial Matters

The Operating Year on which the annual proposed pricing is based is generally the period April 1 to March 31. The Campground Host will collect the Dinosaur Lake ATV Campground User Fees on a daily basis.

3.1. Reporting

The Campground Host will deliver the following annual financial statements pertaining to the Agreement, prepared according to Generally Accepted Accounting Principles (GAAP):

- a) a balance sheet;
- b) an income statement;
- c) a statement of retained earnings; and
- d) a statement of cash flows.

The District requires these statements to track financial trends in the provincial park system. The fiscal year to be used in the financial statements will be April 1 to March 31. The financial statements will be delivered to the District by June 15 of each year.

MINISTRY OF ENVIRONMENT – BC PARKS

APPENDIX A

RECREATION SERVICES

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1. Part A: General Campground Host Obligations

1. The Campground Host will provide the Recreation Services described in this Schedule for the Dinosaur Lake ATV Campground.

2. Part B: Facility Maintenance

1. Facility Maintenance requirements are divided into Routine Maintenance Services and Repair and Replacement Services which are further described in Appendix B- Technical Specifications. Unless stated otherwise in the Agreement, the Campground Host will:
 - a) maintain all Facilities within the Dinosaur Lake ATV Campground in a safe and fully operational condition and ensure they are available for Campground Visitor use during the Operating Season all to Campground Facility Standards as shown in Appendix B;
 - b) conduct Routine Maintenance Services on all existing and subsequently modified or installed Facilities within the Dinosaur Lake ATV Campground during the Operating Season in accordance with the Routine Maintenance Services described in Appendix B;
 - c) conduct Repair and Replacement Services on all existing and subsequently modified or installed Facilities within the Dinosaur Lake ATV Campground in accordance with the Repair and Replacement Services described in Appendix B;
 - e) prior to commencing a Repair and Replacement Service project, submit to the District for approval a project description report form which includes the following:
 - i. project location, year, issue, description and start date;
 - ii. photo(s) of the existing Facility;
 - iii. a budget estimate
2. The District in its sole discretion may:
 - a) require the Campground Host to add a Repair and Replacement project to the list;
 - b) approve, modify, or reject any Repair and Replacement project on the list; or
 - c) retain a 3rd Party contractor to undertake or complete a Repair and Replacement project.
3. The Campground Host will:
 - a) take reasonable measures to protect the health and safety of the Dinosaur Lake ATV Campground Visitors;
 - b) submit to the District Facility conditions assessments; and
 - c) conduct noxious weed management activities within the Dinosaur Lake ATV Campground to prevent the spread of and limit the detrimental impact of noxious weeds.
4. If recycling facilities exist in the Dinosaur Lake ATV Campground, the Campground Host will provide recycling, collection, and transportation services as follows:
 - a) collect and recycle paper, plastic, glass, aluminum, tin, and cardboard;
 - b) transport the products listed in subparagraph (a) to the closest available collection facility outside the Dinosaur Lake ATV Campground;
 - c) if directed by the District:
 - i. utilize the bear-proof recycling bin for collection of beverage containers;
 - ii. transporting beverage containers to the closest available collection facility outside the Dinosaur Lake ATV Campground;
 - iii. reporting on a bi-monthly basis the number of returned beverage containers; and

3. Part C: Attendance and Revenue Collection and Reporting

1. The Campground Host will:
 - a) collect Recreation User Fees from all Dinosaur Lake ATV Campground Visitors. Upon payment of the Recreation User Fees issue receipts to the Campground Visitors;
 - b) during the Operating Season, maintain accurate daily and monthly records of:
 - i. all attendance of Campground Visitors;
 - ii. all revenue associated with Recreation User Fees collected; and
 - iii. details and explanations for variances in Dinosaur Lake ATV Campground Visitor attendance;
 - c) deliver the records referred to in subparagraph (b) above (hard copies of tally sheets) to the District not later than 15 days following the end of the month for which the records were kept;

4. Part D: Dinosaur Lake ATV Campground Visitor Services

1. The Campground Host will:
 - a) participate in the reservation and registration service as directed by the District; and:
 - i. provide reservation services solely as directed by the District;
 - ii. participate in annual policy and functionality review;
 - iii. keep contact information, parameters, statistics, photos, inventory, operating and reservable dates up to date.
2. The Campground Host will:
 - a) make every effort to ensure Dinosaur Lake ATV Campground Visitors comply with applicable rules and regulations through proper signage and communication;
 - b) deliver to the District a completed Complaint/Occurrence Report immediately after the happening of any of the following events:
 - i. personal injury, bodily injury (including death) and property damage (over \$1,000.00) or loss (over \$200.00) suffered by a Dinosaur Lake ATV Campground Visitor;
 - ii. damage to or theft of a Facility over \$1,000.00;
 - iii. a charge laid by the Police Force having jurisdiction over the Dinosaur Lake ATV Campground against a Dinosaur Lake ATV Campground Visitor under any federal or provincial enactment;
 - iv. a disturbance caused by a Dinosaur Lake ATV Campground Visitor;
 - v. if necessary, report any event to the Police Force having jurisdiction over the Dinosaur Lake ATV Campground.
3. The Campground Host will deliver to the District:
 - b) not later than 15 days following the end of each month during the Term, a completed Dinosaur Lake ATV Campground Security/Public Safety Statistic Report with copies of completed Complaint/Occurrence Reports not provided as per subsection 2 (b) above and copies of any Warning/Eviction tickets issued during that month;
 - c) not later than 5 days following the submission of such report, a copy of each report of an accident investigation or workplace injury report submitted to the Workers' Compensation Board by the Host under the Workers Compensation Act;
4. The Campground Host will:
 - a) undertake all survey programs we require in order to determine Dinosaur Lake ATV Campground Visitor satisfaction with the Recreation Services as outlined in Appendix E – Satisfaction Surveys;

- b) adhere to the survey instructions, process and procedures outlined in Appendix "X" – Satisfaction Survey Instruction Manual, to this schedule; and
 - c) deliver to us all information you obtain with respect to such survey programs, in the prescribed format and deadline, outlined in Appendix "X"- Satisfaction Survey Instructions Manual, to this Schedule.
5. The Campground Host will:
- a) work with a subcontractor who holds a valid certificate issued under the "Wildlife/Danger Tree Assessor's Course for Parks and Recreation Sites" to evaluate the Dinosaur Lake ATV Campground once in each Operating Year and report on any existing or potentially dangerous trees;
 - b) deliver to the District the report referenced in subparagraph (a) above when they receive it;
 - c) complete to the District's satisfaction all work that may be necessary to alleviate the danger identified in the report referenced in subparagraph (a) above;
 - d) facilitate the modification of any/all of the Danger Trees as requested by the District.
6. The Campground Host will allow the District Volunteers to undertake projects approved by the District within the Dinosaur Lake ATV Campground.
7. The Campground Host will:
- a) routinely monitor trees and vegetation in an Dinosaur Lake ATV Campground and perform all work necessary to mitigate hazards caused by trees and other vegetation;
 - b) ensure that no herbicides, pesticides, dust abatement products or any other products that are harmful to the environment are used in the Dinosaur Lake ATV Campground without the prior written consent of the District.

5. Part E: General Standards

1. The Campground Host will:
- a) ensure they are familiar with the Park Act, the regulations and all other laws, bylaws, orders, directions, ordinances and regulations of any competent governmental authority in any way affecting the Dinosaur Lake ATV Campground and the Facilities, or their use and occupation;
 - b) attend all meetings requested by the District;
 - c) ensure they wear a uniform as outlined in Appendix C when providing Recreation Services;
 - d) ensure all vehicles and vessels they use display identification as outlined in Appendix C to this Schedule when providing Recreation Services;
 - e) notify the District immediately if there are any matters concerning the Dinosaur Lake ATV Campground that may affect the Campground Visitor safety or use and enjoyment of the Campground so that the District may promptly post notice of the matter on its website.
3. The Campground Host will not permit Dinosaur Lake ATV Campground Visitors to:
- a) undertake any activity in the Dinosaur Lake ATV Campground that is prohibited under the Park Act or the Regulations;
 - b) enter on any part of the Dinosaur Lake ATV Campground that is, in your reasonable opinion, unsafe due to an existing or potential hazard, including fires and dangerous animals.

4. The Campground Host will:

- a) take all reasonable precautions to prevent and suppress fires in the Dinosaur Lake ATV Campground; and
- b) supply all labour, vehicles, vessels, equipment, tools, materials and supplies that are necessary to fulfill your obligations under this Agreement.

MINISTRY OF ENVIRONMENT – BC PARKS

APPENDIX B

TECHNICAL SPECIFICATIONS

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Note: All standards in this document adhere to the BC Park Facility Standards Manual supplied by the Province of British Columbia Ministry of Lands and Parks.

1. All Facilities

Application of this standard

This standard applies to all Dinosaur Lake ATV Campground Facilities.

Routine Maintenance Services

Theme	Requirement	Routine Maintenance Activity	Performance Measure
Functional	All components to be structurally sound - wooden posts, braces, stringers, roof structure, etc. are free of rot sufficient to weaken structure.	Inspect Facility for obvious defects to ensure safe for use, close to public access if unsafe.	Safe and operational Yes/no
	Foundations to not cause a tripping hazard; to be undamaged, level, and not undermined by erosion or settling.	Adjust Facility item foundation and/or add gravel and compact as necessary. Material supply and placement limited to less than .05 cubic metres of material per Facility item per year.	Gravel surface to be between 15mm and 45mm from top of concrete Yes/no
Inviting	Surrounding vegetation to be cleared 0.5 m back from all edges of Facility	Cut and remove surrounding vegetation within 0.5 m. zone of Facility, both ground cover, and intruding/overhanging branches	No vegetation within 0.5 m Yes/no
	Facility items and components to be painted/stained where applicable	Paint/Stain all wood components, and paint all metal components (non powder coated), as outlined in the paint/staining frequencies matrix.	Completed as scheduled Yes/no
Asset Preservation	Overall condition of Facility to be monitored.	Inspect and gather information, and develop R&R project descriptions.	Documentation of Facility condition Yes/no
	Surface water to drain away from perimeter of Facility	Fill low areas surrounding structure with gravel and compact as necessary, Clear adjacent ditches and culverts for free water flow	Water draining away from Facility Yes/no
	Surface to be free of exposed (non coated) material	Touch up painted surfaces exposed by cracking, or damage	No exposed, untreated surfaces Yes/no

Repair and Replacement Services

- i. Supply and placement of crushed gravel around single Facility item if greater than 0.5 cubic meter.
- ii. Paining/staining activities in addition to the identified frequency requirements; i.e. painting toilet interiors every year in one park for a site specific reason.

2. Fire Rings

Application of this standard

This standard applies to the following park facilities:

- a) Fire ring 600mm (24") – Single and double campsite use
- b) Fire ring 900mm (36") – Group use

DWG. No. A-3-3
DWG. No. A-3-5

Routine Maintenance Services

Theme	Requirement	Routine Maintenance Activity	Performance Measure
Functional	Fire ring to be installed in campsite surface according to construction standards.	Adjust fire ring to correct height and level, as necessary.	Interior and exterior surface levels correct Yes/no
	Material surrounding fire ring to be compacted to resist ring removal.	Add gravel, rake and compact as required.	Fire ring unable to be easily moved by hand Yes/no
	Vent space maintained below cross strap and vent holes open when present.	Remove gravel from area in front of strap and/or readjust height as necessary.	Vent functional Yes/no
	Fire ring grate and cross straps to be securely affixed to ring. Fire ring grate and cross straps to be securely affixed to ring.	Re-weld attachment points as required. Straighten grate bars if distorted.	Secure Yes/no
Sanitary	All areas inside and outside fire ring to be cleared of all deposits or spills of human or animal waste.	Clean and disinfect the affected surfaces as necessary.	All traces removed Yes/no
	Fire ring to be free of litter or other waste.	Remove all food waste or litter from fire ring grate, and fire ring both burnt and un-burnt. Remove any melted residue from fire ring surface.	Ash contains litter Yes/no Residue present Yes/no
	Fire ring to be free of partially burnt material and excess ash.	Remove all partially burnt wood from fire ring and remove from site. Remove burnt ash if above ground level surrounding fire ring.	Material present Yes/no Ash level acceptable Yes/no
Inviting	Immediate area surrounding fire ring to be free of any wood debris, organic growth, weeds, grass, etc	Rake gravel surface to collect any visible organic material – wood, grass, moss, weeds, etc.	Gravel surfaces free of organic materials Yes/no

		Hand or power excavation of top crushed gravel surface to remove organic growth – completed on “deep clean” intervals	
	Unused firewood to be stacked where applicable	Pile unused wood neatly next to campsite fire ring in campgrounds or campsites without firewood sales.	Wood piled neatly Yes/no
Asset Preservation	Fire ring to be located in campsite surface according to design guidelines.	Reinstall fire rings that have been moved by park users. Ensure location minimizes overhead fire danger, and potential vehicle impacts.	Fire ring properly located and not creating a hazard Yes/no

Repair and Replacement Services

- i) Replacement of complete fire ring, or fire ring grate.
- ii) Replacement of crushed gravel around fire ring if greater than 0.10 cubic meter/ fire ring.

3. Garbage and Recycle Containers

Application of this standard

This standard applies to the following park Facilities:

- | | |
|--|------------------|
| a) Bear proof garbage container-Single (260 litre) | DWG. No. A-4-5-1 |
| b) Bear proof garbage container-Double (500 litre) | DWG. No. A-4-5-1 |
| c) Bear proof recycle container (blue) - Single (260 litre) | DWG. No. A-4-5-1 |
| d) Bear proof recycle container (blue) - Double (500 litre) | DWG. No. A-4-5-1 |
| e) Encorp Recycling containers (blue) (as supplied by the corporation) | |
| f) Bear proof food cache | |

***Note:** This Facility includes the surrounding gravel apron, as well as access trails to the structure.

Routine Maintenance Services

Theme	Requirement	Routine Maintenance Activity	Performance Measure
Functional	All components to be in place and operational – latches function, lids open easily.	Service, repair and replace latch and lock assemblies as necessary.	Safe and operational Yes/no
	Individual containers to be securely fastened to foundations with all hardware in place.	Tighten and/or replace hardware as necessary.	
	Participate in Encorp recycling program.	Monthly reporting of returnable items.	Documentation completed
Sanitary	Facility Item to be not overflowing, and exterior to be free of any animal waste, organic, or inorganic matter including litter, food remnants, etc.	Spot Clean Empty container contents as necessary.	Container level sufficiently low that lid closes and latches without force Yes/no
		<u>Regular Clean</u> Empty container contents as necessary. Sweep Facility item to remove any visible spider webs, moss, litter, debris, or other undesirable material. Spray lid and latch areas with disinfectant.	Clean and Sanitary Yes/no

		Wipe surfaces clean with appropriate cleaning towel once the appropriate contact time is reached.	
		<p>Deep Clean – includes all regular clean items and;</p> <p>Sweeping, Scrubbing and/or Pressure washing Facility item including foundations, to remove all buildup of dirt, rain and mud splash marks, moss, lichen, mold or other organic growth.</p> <p>Spraying all interior and exterior surfaces with disinfectant.</p> <p>Wipe surfaces clean with appropriate cleaning towel once the appropriate contact time is reached.</p>	Absence of lingering odours from container (not contents). Yes/No
Inviting	Information signage to be in place and clearly legible. Surrounding area to be free of dirt, debris, cobwebs, insect nests, and other undesirable materials.	<p>Replace information decals as necessary.</p> <p>Remove litter, leaves, and branches from immediate area surrounding</p>	<p>Legible signs Yes/no</p> <p>Area surrounding Facility clean Yes/no</p>
	Gravel surface surrounding Facility to be free of any organic growth, weeds, grass, etc	Rake gravel surface to collect any visible organic material – grass, moss, weeds, etc. Hand or power excavation of top crushed gravel surface to remove organic growth – completed on “deep clean” intervals	Gravel surfaces free of organic growth Yes/no
Asset Preservation	Refer to “All Facilities-Routine Maintenance Obligations”		

Repair and Replacement Services

- i) Repair, replace, or restore such parts of the Facility that are broken, rotted, leaking or otherwise damaged beyond scope of those specifically listed above. i.e. replacement of concrete foundation, replacement of lid and/or rear hatch.
- ii) Removing and relocating item to another location.

4. Gates and Barrier Posts

Application of this standard

This standard applies to the following park Facilities:

- a) Removable barrier post DWG. No. E-2-3
- b) Traffic gate single DWG. No. E-3-1
- c) Traffic gate double DWG. No. E-3-2
- d) Any other gate or barrier provided as part of the parks operation not noted in the standards but functional to the operation of a Facility.

Routine Maintenance Services

Theme	Requirement	Routine Maintenance Activity	Performance Measure
Functional	All components to be in place and secure.	Reinstall missing or dislodged sign components. Tighten, adjust, and/or replace hardware, chains, and locks as necessary.	Safe and operational Yes/no
	Gate to open and close fully without excessive force.	Grease pivot post, sleeves and swivel support wheel assembly as necessary.	Greased Yes/No
	Gates to be locked open or closed.	Lock open or close as necessary to prevent unauthorized use of gate.	Gate secure Yes/No
Sanitary	Facility Item to be free of any animal waste, organic, or inorganic matter including litter, food remnants, etc.	<u>Regular Clean</u> - Sweep concrete foundations and gate components to remove any visible spider webs, moss, litter, debris, or other undesirable material.	Clean and Sanitary Yes/no
		<u>Deep Clean</u> - Scrubbing and/or Pressure washing Facility item to remove all buildup of animal waste, dirt, moss, lichen, or other organic growth.	No accumulations of dirt or debris present Yes/no
Inviting	Information signage to be in place, up to date, and clearly legible.	Replace reflective markers, and information decals as necessary.	Legible signs Yes/no
Asset Preservation	Refer to "All Facilities-Routine Maintenance Obligations"		

Repair and Replacement Services

Repair, replace, or restore such parts of the Facility that are broken, rotted, leaking or otherwise damaged beyond scope of those specifically listed above. i.e. replacement of concrete foundation, replacement of pivot post, replacement (supply only) of sign blades.

5. Grounds – Gravel Campsite / Tent Pads

Application of this standard

This standard applies to the following park Facilities:

a) Single Site Type 1 DWG. No.	SDG-T1
b) Single Site Type 1 Reverse	DWG. No. SDG-T1R
c) Double Site Type II	DWG. No. SDG-T2
d) Pull Through Site Type III	DWG. No. SDG-T3
e) Pull Through Site Type IV	DWG. No. SDG-T4
f) Built-up Tent Pad	DWG. No. SDG-A-14-1
g) Rustic campsite or group site.	

Routine Maintenance Services

Theme	Requirement	Routine Maintenance Activity	Performance Measure
Functional	Gravel surface to be structurally sound, not undermined by erosion or organic voids.	Inspect only for subsurface and surrounding issues, document for R&R consideration.	Documentation completed Yes/No
	Surface to be level as constructed, free of holes.	Replace gravel and compact any excavated holes as necessary. Material supply and placement limited to less than 1.0 cubic metre of material per 20 sites.	Absence of ruts/pot holes Yes/No
	Built up tent pad to be free of low areas/pooled water.	Ensure maintenance activities do not remove surfacing and create low areas.	Free of low areas Yes/No
	Tie down hooks / eye bolts to be in place and secure	Tighten and/or replace as necessary	In place and secure Yes/No
Sanitary	Gravel surface is free of any animal waste, organic, or inorganic matter including litter, food remnants, etc.	<u>Spot Clean</u> - Remove any visible litter or debris from vacant sites previously prepared for use.	Absence of visible material Yes/No
		<u>Regular Clean</u> - Rake gravel surface to collect any visible, litter, debris, or other undesirable material.	Absence of visible material Yes/No
	Gravel surface and surrounding area to be free of any grey or black water dumping	<u>Regular Clean</u> - Collect and dispose of any waste deposited outside of the receiving pad and disinfect the affected area as necessary.	Absence of visible material, and/or evidence of dumping Yes/No

Inviting	Overhanging branches to be modified to provide a minimum 4.0 m vertical clearance above site surface.	Trim overhanging branches with appropriate saw to leave clean, smooth surface on remaining vegetation. Branches to not be broken off.	Branches to not be broken off. Yes/No
	Site surface to be free of any organic growth, weeds, grass, etc.	Rake gravel surface to collect any visible organic material – grass, moss, weeds, etc. Hand or power excavation of top crushed gravel surface to remove organic growth – completed on “deep clean” intervals	No organic material Yes/no
	Facility must be free of non standard materials	Remove all deleterious and extraneous materials such as home made, chairs, tables and support poles, nails and ropes.	No visitor created structures creating potential hazards/or damage. Yes/no
Asset Preservation	Maintenance activities to not create low areas which could retain water on the site surface, or remove gravel surface including fines.	Trails to be raked to the center – not off the edges. Gravel not to be routinely raked away from table or fire ring. Leaf blowers if used cannot remove fines and/or gravel surfacing. Replace gravel displaced by maintenance activities.	Gravel surface retained on trail or road Yes/no
	Campsite pad to retain standard shape	Prevent damage to gravel pads and edges from improper placement of camping equipment, and/or overcrowding of individual sites.	Defined campsite pad, with no impacted edges. Yes/no

Repair and Replacement Services

- i) Resurfacing and compacting gravel surface above threshold of 1.0 m³ per 20 sites.
- ii) Excavation, removal, and replacement of unsuitable sub structure
- iii) Excavation and/or installation of rip rap materials to limit or repair erosion damage

6. Grounds – Lawns

Application of this standard

This standard applies to the following park Facilities:

- a) All day use lawn areas
- b) Group site lawn areas
- c) Entrance ways and portals
- d) Landscaped areas adjacent to public buildings, planted traffic islands, gatehouses, etc.

Routine Maintenance Services

Theme	Requirement	Routine Maintenance Activity	Performance Measure
Functional	Lawn surface to be structurally sound, not undermined by erosion or organic voids.	Inspect only for subsurface and surrounding issues, document for R&R consideration.	Safe and Operational Yes/no
	Lawn surface to be level as constructed, free of holes.	Replace soil, compact, seed and fertilize any excavated holes. Material supply and placement limited to less than 2.0 cubic metres of material per hectare of lawn surface.	Absence of pot holes Yes/no
	Lawn to be free of low areas/pooled water.	Ensure associated ditches and culverts are clear for free water flow.	Ditches/culverts clear Yes/no
Sanitary	Lawn surface is free of any domestic animal waste, organic, or inorganic matter including litter, food remnants, etc.	<u>Spot Clean</u> - Remove any visible litter or debris from areas previously prepared for use.	Free of litter/debris Yes/no
		<u>Regular Clean</u> -Rake lawn surface to collect any visible, litter, debris, or other undesirable material.	Free of litter/debris Yes/no
Inviting	Lawn areas to be regularly mown, including edges of borders and foundations, and free of excessive grass clippings,	<u>Regular Clean</u> - Mow lawn areas to retain grass within acceptable height range of between 5 and 7 cm Trim grass areas adjacent to foundations planters, entrances, paths, walkways as necessary. Grass clippings to be mulched into lawn areas, or bagged and removed	Grass height between 50 mm (5 cm) & 70 mm (7 cm) Yes/No Absence of grass clipping accumulations Yes/No
	Overhanging branches to be modified to provide a minimum 2.5 m clearance above site surface.	<u>Deep Clean Interval</u> - Trim overhanging branches with appropriate saw to leave clean, smooth surface on remaining vegetation. Branches to not be broken off.	No low overhanging branches Yes/no
	Lawn and other landscaped areas to be free of insect nests.	Remove nests (ant, wasp, etc) from lawn and landscaped areas.	No insect nests Yes/no
Asset Preservation	Refer to “All Facilities-Common Routine Maintenance Obligations”		

Repair and Replacement Services

- i) Resurfacing and or replacing, seeding or re- sodding grassed areas requiring more than 2 cubic meters of material per hectare.
- ii) Excavation, removal and replacement of unsuitable sub structure
- iii) Excavation and/or installation of rip rap materials to limit or repair erosion damage
- iv) Large plantings (trees) or significant landscaping projects.
- v) Weed control.
- vi) Aeration and fertilization

7. Individual Signs

Application of this standard

This standard applies to the following park Facilities:

- a) Campsite number post
- b) Vehicle signs
- c) Pedestrian signs
- d) Type A sign
- e) Entrance signs (Corporate and Portal)
- f) Boundary markers Historic Carved Entrance signs
- g) Any other sign or sign structure within the park either provided per sign standards, or designed/ modified for use within the Park environment.

Note: This Facility includes the surrounding gravel apron, concrete pad, or supports of the structure.

Routine Maintenance Services

Theme	Requirement	Routine Maintenance Activity	Performance Measure
Functional	All components to be in place and secure.	Reinstall existing or dislodged sign and base components. Tighten, adjust, and/or replace hardware as necessary.	In place and secure Yes/no
	Individual posts to be securely fastened to foundations with all hardware in place; or secured into ground.	Adjust to level, place gravel and compact as necessary.	Sign posts in vertical position and secure.
	Signage, and/or specific sign information to be current.	Install and remove seasonal signs as required.	Seasonal signage current Yes/No

	Campsite number posts to contain all reservation and occupancy information as applicable	Supply, repair and/or replace reflective numbers/plates, reservation/occupancy placards and clips, receipt clip.	Information in place and legible Yes/No
Sanitary	Facility Item to be free of any animal waste, organic, or inorganic matter including litter, food remnants, etc.	<u>Regular Clean</u> - Sweep Facility item to remove any visible spider webs, moss, litter, debris, or other undesirable material. Wipe sign surfaces clean with appropriate cleaning towel.	Clean and Sanitary Yes/no
		<u>Deep Clean</u> – includes all regular clean items and; Sweeping, Scrubbing and/or Pressure washing Facility item including foundations, to remove all buildup of dirt, rain and mud splash marks, or organic growth.	No accumulations of dirt or debris present Yes/no
Inviting	Safety and Information signage to be in place, up to date, and clearly legible.	Replace information decals as necessary. Repainting lettering on carved signs.	Information legible and clearly visible Yes/no
	Sign posts and blades to be plumb and level.	Straighten posts, install gravel, and compact as necessary. Adjust and secure sign blades as necessary.	
	Signs to be visible from roads trails or access points.	Surrounding branches and vegetation to be trimmed back beyond the standard 0.5 meter distance as necessary to ensure clear view of signs from applicable distances.	Signs visible from distances identified in installation standards Yes/No
Asset Preservation	Refer to "All Facilities- Common Routine Maintenance Obligations"		

Repair and Replacement Services

- i) Repair, replace, or restore such parts of the Facility that are broken, rotted, leaking or otherwise damaged beyond scope of those specifically listed above. i.e. replacement of concrete foundation, replacement of post and/or cross arm, complete replacement of number post
- ii) Replacement costs of sign blades (supply only).
- iii) Refinishing complete cedar blades/panels on type A, entrance signs, portal signs, and historic carved entrance signs.

8. Individual Toilets

Application of this standard

This standard applies to the following park Facilities:

- | | |
|---|------------------|
| a) Pit Toilet–Lock Joint (Panabode) | DWG. No. B-1-1 |
| b) Pit Toilet–Lock Joint (Panabode) – Disabled access | DWG. No. B-1-2 |
| c) Pit Toilet Frame | DWG. No. B-1-3-1 |
| d) Pit Toilet Frame – Disabled access | DWG. No. B-1-7-1 |
| e) Pit Toilet Board and Batten | DWG. No. B-1-8-1 |

Note 1: Internal components may be pit style or flush style

Note 2: This Facility includes the surrounding gravel apron, as well as the access trails to the structure.

Routine Maintenance Services

Theme	Requirement	Routine Maintenance Activity	Performance Measure
Functional	Door hinges, latches, closer, lock, toilet paper dispenser, toilet seat/lid, coat hook, and soap/hand sanitizer dispenser to be operational	Service, repair, or replace these items as necessary.	All components function without force to operate Yes/no
	Grab Bars and mirror are in place and secure.	Tighten and/or replace hardware; reinforce attachment points (plastic anchors, etc.) as necessary.	Present and secure Yes/no
	Flush components, sink, and tap to be secure and operational.	Test components for function. Repair and/or replace leaking plumbing seals, cartridges, fittings and lines.	Operational and leak free Yes/No
	Drain and vent(s) free flowing to septic tank or pit vault as applicable.	Remove any blockages in drain lines to septic tank, and vents.	Drain/vents functional Yes/no
	Faecal level 0.3m below floor level in pit vaults.	Inspect, coordinate and supervise septic pumping as necessary.	Acceptable Level Yes/No
	Access to building is clear of debris or hazards.	Remove debris, snow, and ice from entrance doors, and floor areas.	No interference with door function, and/or accumulations of snow/ice Yes/no
Sanitary	All areas around the toilet stool shall be cleared of all deposits or spills of human or animal waste.	Clean and disinfect the affected surfaces as necessary.	All traces removed, and appropriately disinfected Yes/no
	All interior surfaces to be clean and disinfected. Consumable products to be available for use (paper towels, hand soap, etc).	<u>Spot Clean</u> - Sweep walls and ceilings to remove any visible spider webs, or other material. Wipe down sink, faucet, and toilet surfaces. Restock consumable products.	Absence of visible material Yes/no Products available Yes/No

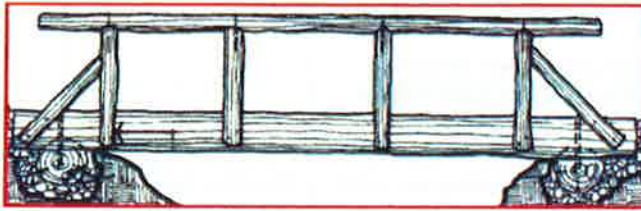
		<p>Sweep floor and remove debris.</p> <p><u>Regular Clean</u> - Restock supplies, including paper towels, soap and toilet paper.</p> <p>Sweep walls and ceilings to remove any visible spider webs, or other material.</p> <p>Spray surfaces in the restroom with disinfectant. Areas with the least amount of contamination to be cleaned first (mirrors, sinks) and areas at higher risk of contamination are cleaned last (toilets).</p> <p>Wipe surfaces clean with appropriate cleaning towel once the appropriate contact time is reached.</p> <p>Target "hot spots" or areas for bacteria buildup, such as door, toilet, urinal and faucet handles.</p> <p>Sweep floors to collect trash and debris. Remove all trash as applicable.</p> <p>Mop floors to eliminate puddles and clean floor surfaces.</p> <p>Deep Clean – includes all regular clean items and; Scrubbing walls, floors, toilets, sinks, mirrors and fixtures using chemicals, agitation and extraction.</p> <p>Cleaning behind toilet and other tough-to-reach areas.</p> <p>Focusing on removing soil and hard water stains from fixtures, corners of walls and floors, etc.</p> <p>Cleaning ceiling surfaces, window openings.</p>	<p>Products available Yes/No</p> <p>Absence of visible material Yes/no</p> <p>Product used in accordance with manufacturers info Yes/no</p> <p>Clean and Sanitary Yes/No</p> <p>Absence of visible material Yes/no</p> <p>Floor surface clean and dry Yes/No</p> <p>No accumulations of dirt or debris present Yes/no</p>
Inviting	Building to be free of lingering odours.	Air freshener products in place and restocked as necessary. Enzyme digesters used in pit toilet applications.	No lingering odours Yes/no
	Exterior of building and surrounding area to be free of dirt, debris, cobwebs, insect nests, and other undesirable materials.	<p><u>Spot & Regular Clean</u> - Sweep building exterior walls.</p> <p>Sweep building exterior walls. Remove litter, leaves, and branches from immediate area surrounding building.</p> <p>Sweep roofs clear of litter, leaves, and branches.</p> <p>Remove nests (ant, wasp, etc) from building and immediate surrounding areas</p>	<p>Exterior of building and area free of identified materials Yes/no</p> <p>No insect nests Yes/no</p>

		<p>Deep Clean - Scrub building exterior walls and roof to remove all dirt, rain and mud splash marks, moss, lichen, or other organic growth.</p> <p>Use appropriate cleaners to wash exterior of transparent or translucent roofing materials free of all foreign materials.</p>	No accumulations of dirt or debris present Yes/no
	Trail surface to be free of any organic growth, weeds, grass, etc (type I and II trails only).	Rake gravel surface to collect any visible organic material – grass, moss, weeds, etc. Hand or power excavation of top crushed gravel surface to remove organic growth – completed on “deep clean” intervals	Gravel surface free of organic growth Yes/no
	Toilet floor coatings to be maintained as per original specifications.	Paint or seal as per painting schedule.	Painting schedule followed Yes/no
Asset Preservation	Roof and building envelope not to leak into interior or down exterior surface of structure.	Inspect components for leaks. Repair or replace roof cap, and individual roof shingles, composite or tin panels.	Roof and envelope leak free Yes/no
	Non structural components (trim etc) to be in place and secure.	Repair and/or reattach loose trim boards, roof materials, and foot grates.	Non structural components secure Yes/no
	Facility items to be winterized as necessary, to ensure no damage is incurred from winter weather.	<p>Drain all plumbing components through low point drains where applicable.</p> <p>Remove flushometers and taps where required by operations manuals, and store in secure location.</p> <p>Blow Facility items free of water with compressed air in instances where low point drains not applicable.</p> <p>Supply and install anti-freeze products as necessary.</p>	Winterizing complete Yes/no

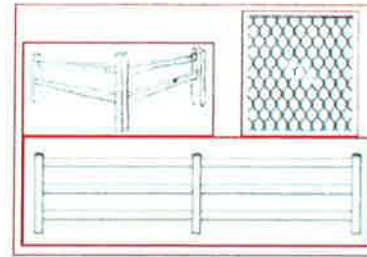
Repair and Replacement Services

- i) Repair, replace, or restore such parts of the Facility that are broken, rotted, leaking or otherwise damaged beyond scope of those specifically listed above. i.e. complete roofing, toilet stool/bowl, complete flushometer, complete tap assembly.
- ii) Sub contractor costs only of septic pumping and disposal.

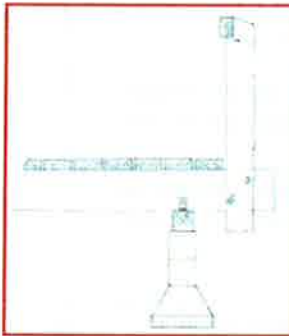
9. Other Elevated Structures and Barriers



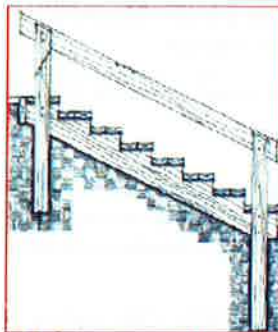
Footbridge w/Handrail



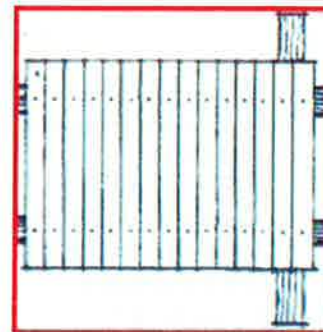
Fences



Viewing Platform



Timber Stairs w/Handrail



Boardwalk

***Note:** Some of these Facilities can be found in the Parks Standards Manual for Trails classification, trail maintenance and construction. The remainder are constructed park-or trail specific and may or may not be found within the manual or within an as-built for the trail. Please refer to park specific details or the Recreation Service Officer for more specific details within your area.

Application of this standard

This standard applies to the following park Facilities:

- a) Footbridges
- b) Boardwalk
- c) Viewing Platforms
- d) Earth Filled Stairs
- e) Timber Stairs w/handrail
- f) Fences
- g) Handrails
- h) Front Country Horse Camp Facilities
- i) Elevated tenting platforms
- j) Any other trail Facility, campsite or development either within the standards document or constructed within your trail system.

Routine Maintenance Services

Theme	Requirement	Routine Maintenance Activity	Performance Measure
Functional	Table base and planks to be securely fastened with all hardware in place.	Tighten and/or replace hardware as necessary	Safe and operational Yes/no
	Table top planks to be level, and installed with standard spacing	Table planks secured with standard spacing between planks. Supply and install attachment plates (gussets) as necessary.	Planks level and spaced correctly Yes/No
		Match top planks to ensure no more than 1/8" difference in plank thickness between abutting planks.	
	Table seat planks to be similar thickness	Match seat planks to ensure no more than 1/2" difference in plank thickness.	
	Table planks to be free of splinters, cracks, and foreign objects.	Sand splinters smooth, fill cracks, field coat with Cetol, and remove foreign objects.	No cracks/splinters Yes/no
Sanitary	Table top and seats are free of any animal waste, organic, or inorganic matter including litter, food remnants, grease, etc.	<p><u>Regular Clean</u> - Sweep concrete table pad and table components to remove any visible spider webs, moss, litter, debris, or other undesirable material.</p> <p>Clean as required to remove undesirable material from accumulating between table top planks above table bases.</p> <p>Spray table top with disinfectant.</p> <p>Wipe surfaces clean with appropriate cleaning towel once the appropriate contact time is reached-Surfaces should be damp dried.</p>	<p>Absence of visible material Yes/no</p> <p>Product used in accordance with manufacturers info Yes/no</p>
		<p><u>Deep Clean</u> – includes all regular clean items and; Sweeping, Scrubbing and/or Pressure washing Facility item including foundations, to remove all buildup of dirt, rain and mud splash marks, or organic growth.</p> <p>Focusing on removing material from corners and between components- especially table base and concrete pad.</p>	No accumulations of dirt or debris present Yes/no

Repair and Replacement Services

- i) Repair, replace, or restore such parts of the Facility that are broken, rotted, leaking or otherwise damaged beyond scope of those specifically listed above. i.e. replacement of complete section of decking, replacement of broken/rotten stringer (>5 meter length), or handrail post.
- ii) Replacement of complete boardwalk section.
- iii) Replacement of complete section of handrail or fencing.

10. Picnic Tables / Benches

Application of this standard

This standard applies to the following park Facilities:

- | | |
|---|--------------------|
| a) Picnic Table-Type I | DWG. No. A-1-1A-1 |
| b) Picnic Table-Type I – Disabled access | DWG. No. A-1-1B-1 |
| c) Picnic Table – Type I – Precast Concrete Table Base | DWG. No. A-1-1A-1A |
| d) Picnic Table – Type I – Alternate Precast Concrete Base | DWG. No. A-1-1A-3A |
| e) Picnic Table-Type II | DWG. No. A-1-2-1 |
| f) Picnic Table-Type II – Disabled access | DWG. No. A-1-2A-1 |
| g) Picnic Table-Type II- Steel Tubular Base Pilot Project Prototype | |
| h) Bench-Park | DWG. No. A-2-2 |
| i) Bench-Viewpoint | DWG. No. A-2-1 |

Routine Maintenance Services

Theme	Requirement	Routine Maintenance Activity	Performance Measure
Functional	Table base and planks to be securely fastened with all hardware in place.	Tighten and/or replace hardware as necessary	Safe and operational Yes/no
	Table top planks to be level, and installed with standard spacing	Table planks secured with standard spacing between planks. Supply and install attachment plates (gussets) as necessary.	Planks level and spaced correctly Yes/No
		Match top planks to ensure no more than 1/8" difference in plank thickness between abutting planks.	
	Table seat planks to be similar thickness	Match seat planks to ensure no more than 1/2" difference in plank thickness.	
	Table planks to be free of splinters, cracks, and foreign objects.	Sand splinters smooth, fill cracks, field coat with Cetol, and remove foreign objects.	No cracks/splinters Yes/no
Sanitary	Table top and seats are free of any animal waste, organic, or inorganic matter including litter, food remnants, grease, etc.	<p><u>Regular Clean</u> - Sweep concrete table pad and table components to remove any visible spider webs, moss, litter, debris, or other undesirable material.</p> <p>Clean as required to remove undesirable material from accumulating between table top planks above table bases.</p> <p>Spray table top with disinfectant.</p> <p>Wipe surfaces clean with appropriate cleaning towel once the appropriate contact time is reached-Surfaces should be damp dried.</p>	<p>Absence of visible material Yes/no</p> <p>Product used in accordance with manufacturers info Yes/no</p>

		<p><u>Deep Clean</u> – includes all regular clean items and; Sweeping, Scrubbing and/or Pressure washing Facility item including foundations, to remove all buildup of dirt, rain and mud splash marks, or organic growth.</p> <p>Focusing on removing material from corners and between components- especially table base and concrete pad.</p>	No accumulations of dirt or debris present Yes/no
Inviting	Table planks to be uniform in colour and finish appearance, without visible untreated damage.	<p>Field coat all planks annually with minor repairs completed to carving, cracks, splinters and damage.</p> <p>Removal, handling within bundle area, and installation of new or refinished table planks; not to exceed 20 % of total bundle inventory per year.</p>	Uniform, finished planks Yes/no
Asset Preservation	All wooden plugs to be sound and securely in place.	Replace or reinstall plugs as necessary.	Existing air gap Yes/no
	Air gap to be maintained between wooden table base and concrete pad where applicable, as well as in between table planks.	Remove accumulated debris from space between base and pad. Ensure debris and organics are removed from between table planks.	Absence of debris accumulation between components. Yes/no

Repair and Replacement Services

- i) Repair, replace, or restore such parts of the Facility that are broken, rotted, leaking or otherwise damaged beyond scope of those specifically listed above. i.e. replacement of broken/rotten table base, repair or replace concrete table bases and pads that are cracked or damaged.
- ii) Table plank replacement and refinishing costs only; eligible R&R costs are limited to new plank purchase and/or refinishing costs, and transportation costs beyond bundle area only.

11. Roads and Trails – Gravel

***Note:** Some of these Facilities can be found in the Parks Standards Manual for Trails classification, and trail maintenance and construction. The remainder are constructed park-or trail specific. Please refer to park specific details or the Recreation Service Officer for more specific details within your area.

Application of this standard

This standard applies to the following park Facilities:

- | | |
|------------------------------|---|
| a) Gravel Park roads | Park Standards Manual-Roads-1-1 & As-builts |
| b) Gravel parking areas | Park Specific As-Built Diagrams |
| c) Concrete Traffic Barriers | DWG. No. E-2-2A |
| d) Gravel Type 1 & 2 trails | Park Standards Manual-Trails-3.1 |
| e) Type III, IV and V Trails | Park Standards Manual-Trails-3.1 |

Routine Maintenance Services

Theme	Requirement	Routine Maintenance Activity	Performance Measure
Functional	Gravel surface to be structurally sound, not undermined by erosion.	Inspect only for subsurface and surrounding issues, document for R&R consideration.	Safe and operational Yes/no
	Surface to be level as constructed, free of potholes.	Replace gravel and compact any potholes as necessary. Material supply and placement limited to less than 1.0 cubic metres of material per lineal km of gravel surface per year.	Absence of pot holes > 0.5 m diameter and/or 0.10 deep Yes/no
	Culverts and ditches to be clear.	Clear culverts and ditches of debris and/or vegetation, to provide for the free flow of water. Remove other surrounding vegetation to outside edge of ditch line or toe of slope.	Absence of debris/vegetation which restricts free water flow Yes/no
	Road/trail to be free of obstructions (trees, rocks, debris).	Remove fallen vegetation and rocks off of road/trail. Material to be cut back 0.5 m from edge of surface, or outside edge of ditch line when present.	Obstruction free Yes/no
	Road, trail or parking area safeguards to be operational.	Inspect guardrails and other traffic control devices for obvious defects.	Inspect/documentation completed Yes/no
Sanitary	Gravel surface to be free of any animal waste, organic, or inorganic matter including litter, food remnants, etc.	<u>Regular Clean</u> - Remove any visible litter or debris from roads/trails. Rake trail surface (for trails accessing campground Facilities) to collect any visible, litter, debris, or other undesirable material.	Free of litter/debris Yes/no

Inviting	Overhanging branches to be modified to provide a minimum 4.0 m clearance above road surface and 2.5 m above trail surface.	Trim overhanging branches with appropriate saw to leave clean, smooth surface on remaining vegetation. Branches to not be broken off.	Low overhanging branches removed Yes/no
	Trail surface to be free of any organic growth, weeds, grass, etc (type I and II trails only).	Rake gravel surface to collect any visible organic material – grass, moss, weeds, etc. Hand or power excavation of top crushed gravel surface to remove organic growth – completed on “deep clean” intervals	Gravel surface free of organic growth Yes/no
	Traffic barriers to be in place and aligned and free of organic growth.	Relocate and re-anchor barriers displaced by vehicle impacts and/or erosion. <u>Deep Clean</u> : Pressure wash or scrub to remove organic growth.	Barriers in correct place Yes/No No accumulations of dirt or debris present Yes/no
Asset Preservation	Maintenance activities to not create low areas which retain water on the gravel surface, or remove gravel surfacing including fines.	Trails to be raked to the center – not off the edges. Leaf blowers if used cannot remove fines and/or gravel surfacing. Replace gravel displaced by maintenance activities.	Gravel surface retained on trail or road Yes/no

Theme	Requirement	Routine Maintenance Activity	Performance Measure
Functional	Gravel surface to be structurally sound, not undermined by erosion.	Inspect only for subsurface and surrounding issues, document for R&R consideration.	Safe and operational Yes/no
	Surface to be level as constructed, free of potholes.	Replace gravel and compact any potholes as necessary. Material supply and placement limited to less than 1.0 cubic metres of material per lineal km of gravel surface per year.	Absence of pot holes > 0.5 m diameter and/or 0.10 deep Yes/no
	Culverts and ditches to be clear.	Clear culverts and ditches of debris and/or vegetation, to provide for the free flow of water. Remove other surrounding vegetation to outside edge of ditch line or toe of slope.	Absence of debris/vegetation which restricts free water flow Yes/no
	Road/trail to be free of obstructions (trees, rocks, debris).	Remove fallen vegetation and rocks off of road/trail. Material to be cut back 0.5 m from edge of surface, or outside edge of ditch line when present.	Obstruction free Yes/no
	Road, trail or parking area safeguards to be operational.	Inspect guardrails and other traffic control devices for obvious defects.	Inspect/documentation completed Yes/no

Sanitary	Gravel surface to be free of any animal waste, organic, or inorganic matter including litter, food remnants, etc.	<u>Regular Clean</u> - Remove any visible litter or debris from roads/trails. Rake trail surface (for trails accessing campground Facilities) to collect any visible, litter, debris, or other undesirable material.	Free of litter/debris Yes/no
Inviting	Overhanging branches to be modified to provide a minimum 4.0 m clearance above road surface and 2.5 m above trail surface.	Trim overhanging branches with appropriate saw to leave clean, smooth surface on remaining vegetation. Branches to not be broken off.	Low overhanging branches removed Yes/no
	Trail surface to be free of any organic growth, weeds, grass, etc (type I and II trails only).	Rake gravel surface to collect any visible organic material – grass, moss, weeds, etc. Hand or power excavation of top crushed gravel surface to remove organic growth – completed on “deep clean” intervals	Gravel surface free of organic growth Yes/no
	Traffic barriers to be in place and aligned and free of organic growth.	Relocate and re-anchor barriers displaced by vehicle impacts and/or erosion. <u>Deep Clean</u> : Pressure wash or scrub to remove organic growth.	Barriers in correct place Yes/No No accumulations of dirt or debris present Yes/no
Asset Preservation	Maintenance activities to not create low areas which retain water on the gravel surface, or remove gravel surfacing including fines.	Trails to be raked to the center – not off the edges. Leaf blowers if used cannot remove fines and/or gravel surfacing. Replace gravel displaced by maintenance activities.	Gravel surface retained on trail or road Yes/no

Repair and Replacement Services

- i) Road grading activities.
- ii) Application of dust abatement products.
- iii) Removal and replacement of damaged culverts.
- iv) Resurfacing and compacting gravel surfaces beyond the threshold volume identified.
- v) Excavation and/or installation of rip rap materials to limit or repair erosion damage.
- vi) Major project to re-establish a right of way that has become overgrown.

12. Roads and Trails – Paved

***Note:** Some of these Facilities can be found in the Parks Standards Manual for Trails classification, and trail maintenance and construction. The remainder are constructed park-or trail specific. Please refer to park specific details or the Recreation Service Officer for more specific details within your area.

Application of this standard

This standard applies to the following park Facilities:

- | | | |
|--|----------------------------------|----|
| a) Asphalt Park roads | Park Standards Manual-Roads-1-1 | |
| b) Asphalt parking areas | Park Specific As-Built Diagrams | |
| c) Concrete Traffic Barriers | DWG. No. E-2-2A | |
| d) Type 1 & 2 trails-Surfaced front country trails | Park Standards Manual-Trails-3.1 | e) |
- Traffic counters and loops

Routine Maintenance Services

Theme	Requirement	Routine Maintenance Activity	Performance Measure
Functional	Paved surface to be structurally sound, not undermined by erosion or organic voids.	Inspect only for subsurface and surrounding issues, document for R&R consideration.	Safe and operational Yes/no
	Surface to be level as constructed, free of potholes.	Fill potholes or edge fracturing with cold patch as required. Material supply and placement limited to less than 1.0 square metres per lineal km of paved surface, (3m width) per year.	Potholes present Yes/No
	Shoulder gravel to be in place along all paved edges.	Rake displaced shoulder gravel back into place to ensure no potholes, or tripping hazards along asphalt edge . Supply and install shoulder gravel up to 1.0 cu meters per km of road per year.	Gravel no more than 50 mm below top of asphalt Yes/no
	Culverts and ditches to be clear.	Clear culverts and ditches of debris or vegetation to provide for the free flow of water. Remove other surrounding vegetation to outside edge of ditch line or toe of slope.	Absence of debris/vegetation which restricts free water flow Yes/no
	Traffic and trail counters need to be operational.	Test mechanical and loop for function. Replace batteries as necessary.	In place and operational Yes/No
	Road/trail to be free of obstructions (trees, rocks, debris).	Remove fallen vegetation and rocks off of road/trail. Material to be cut back 0.5 m from edge of surface, or outside edge of ditch line when present.	Obstruction free Yes/no
	Road, trail or parking area safeguards to be operational.	Inspect guardrails and other traffic control devices for obvious defects.	Inspect/documentation completed Yes/no

Sanitary	Paved surface is free of any animal waste, organic, or inorganic matter including litter, food remnants, etc.	<u>Regular Clean</u> - Remove any visible litter or debris from roads/trails.	Absence of visible material Yes/no
Inviting	Surrounding vegetation to be cleared 0.5 m beyond outside edge of shoulder gravel	Mow lawn areas, and/or cut and remove other vegetation as applicable.	Material cut and removed Yes/no
	Overhanging branches to be modified to provide a minimum 4.0 m clearance above road surface and 2.5 m above trail surface.	Trim overhanging branches with appropriate saw to leave clean, smooth surface on remaining vegetation. Branches to not be broken off.	No low overhanging branches Yes/no
	Road and parking lines, and directional arrows to be clean and legible.	<u>Deep Clean</u> - Scrub and/or pressure wash directional arrows.	
	Traffic barriers to be in place and aligned and free of organic growth.	Relocate and re-anchor barriers displaced by vehicle impacts and/or erosion. <u>Deep Clean</u> - Pressure wash or scrub to remove organic growth.	Barriers in place and correct Yes/No No accumulations of dirt or debris present Yes/no
Asset Preservation	Ensure maintenance activities do not create low areas which retain water on the site surface – such as routinely raking gravel away from paved edge, etc.	Replace gravel displaced by maintenance activities.	Leaf blowers if used cannot remove fines and/or gravel surfacing. Yes/no

Theme	Requirement	Routine Maintenance Activity	Performance Measure
Functional	Paved surface to be structurally sound, not undermined by erosion or organic voids.	Inspect only for subsurface and surrounding issues, document for R&R consideration.	Safe and operational Yes/no
	Surface to be level as constructed, free of potholes.	Fill potholes or edge fracturing with cold patch as required. Material supply and placement limited to less than 1.0 square metres per lineal km of paved surface, (3m width) per year.	Potholes present Yes/No
	Shoulder gravel to be in place along all paved edges.	Rake displaced shoulder gravel back into place to ensure no potholes, or tripping hazards along asphalt edge . Supply and install shoulder gravel up to 1.0 cu meters per km of road per year.	Gravel no more than 50 mm below top of asphalt Yes/no
	Culverts and ditches to be clear.	Clear culverts and ditches of debris or vegetation to provide for the free flow of water.	Absence of debris/vegetation which restricts free

		Remove other surrounding vegetation to outside edge of ditch line or toe of slope.	water flow Yes/no
	Traffic and trail counters need to be operational.	Test mechanical and loop for function. Replace batteries as necessary.	In place and operational Yes/No
	Road/trail to be free of obstructions (trees, rocks, debris).	Remove fallen vegetation and rocks off of road/trail. Material to be cut back 0.5 m from edge of surface, or outside edge of ditch line when present.	Obstruction free Yes/no
	Road, trail or parking area safeguards to be operational.	Inspect guardrails and other traffic control devices for obvious defects.	Inspect/documentation completed Yes/no
Sanitary	Paved surface is free of any animal waste, organic, or inorganic matter including litter, food remnants, etc.	<u>Regular Clean</u> - Remove any visible litter or debris from roads/trails.	Absence of visible material Yes/no
Inviting	Surrounding vegetation to be cleared 0.5 m beyond outside edge of shoulder gravel	Mow lawn areas, and/or cut and remove other vegetation as applicable.	Material cut and removed Yes/no
	Overhanging branches to be modified to provide a minimum 4.0 m clearance above road surface and 2.5 m above trail surface.	Trim overhanging branches with appropriate saw to leave clean, smooth surface on remaining vegetation. Branches to not be broken off.	No low overhanging branches Yes/no
	Road and parking lines, and directional arrows to be clean and legible.	<u>Deep Clean</u> - Scrub and/or pressure wash directional arrows.	
	Traffic barriers to be in place and aligned and free of organic growth.	Relocate and re-anchor barriers displaced by vehicle impacts and/or erosion. <u>Deep Clean</u> - Pressure wash or scrub to remove organic growth.	Barriers in place and correct Yes/No No accumulations of dirt or debris present Yes/no
Asset Preservation	Ensure maintenance activities do not create low areas which retain water on the site surface – such as routinely raking gravel away from paved edge, etc.	Replace gravel displaced by maintenance activities.	Leaf blowers if used cannot remove fines and/or gravel surfacing. Yes/no

Repair and Replacement Services

- i) Asphalt crack sealing.
- ii) Line and directional arrow repainting.
- iii) Removal and replacement of damaged culvert.
- iv) Replacing no post barriers or parking barriers.
- v) Repair or replace traffic counters or traffic loops.
- vi) Supply and install of shouldering material greater than 1.0m³ threshold.
- vii) Supply and install asphalt patching greater than 1.0m² threshold.

MINISTRY OF ENVIRONMENT – BC PARKS

APPENDIX C

PARK FACILITY STANDARD DRAWINGS

Note: All standards in this document adhere to the BC Park Facility Standards Manual supplied by the Province of British Columbia Ministry of Lands and Parks.

Contents

1. DWG A-1-1 Picnic Table - Type 1
2. DWG A-1-1B Picnic Table - Type 1 – Disabled
3. DWG A-1-2 Picnic Table – Type2
4. DWG A-1-2A Picnic Table – Type2 – Disabled
5. DWG A-2-1 View Point Bench
6. DWG A-2-2 Park Bench
7. DWG A-3-3 Fire Ring – 600mm
8. DWG A-3-5 Fire Ring – 900mm
9. DWG A-4-5 Hide-A-Bag Containers
10. DWG B-1-1 Pit Toilet - Lock Joint
11. DWG B-1-2 Pit Toilet - Lock Joint – Disabled
12. DWG B-1-7 Pit Toilet – Frame – Disabled
13. DWG E-2-3 Removable Barrier Post-Access Roads
14. DWG E-3-1 Traffic Control Gate – Single
15. DWG E-3-2 Traffic Control Gate – Double
16. DWG A-14-1 Built-up Tent Pad
17. Campsite Designs



Park Facility Standards

SECTION: Furniture
PICNIC TABLE - TYPE I
DWG. No. A-1-1

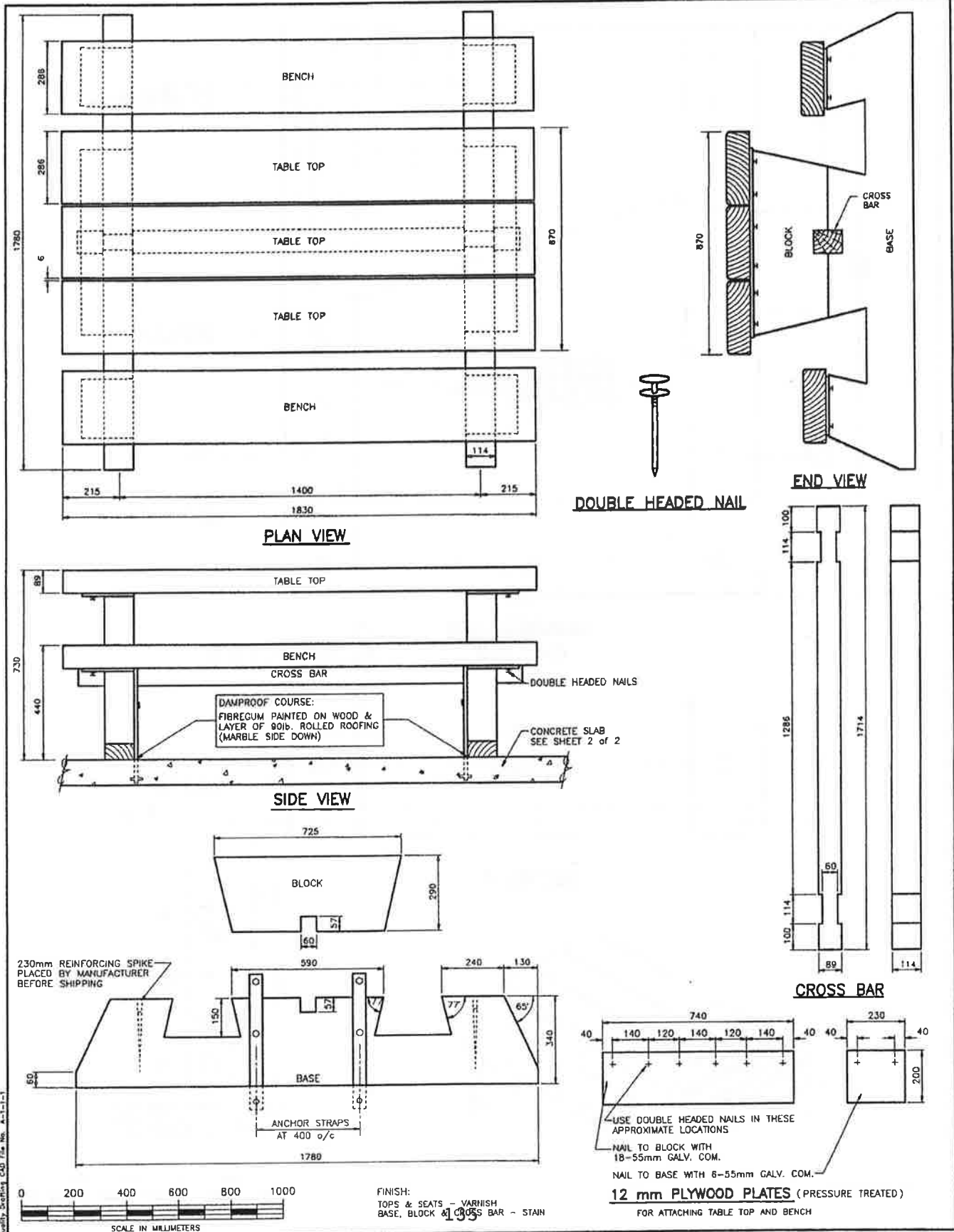
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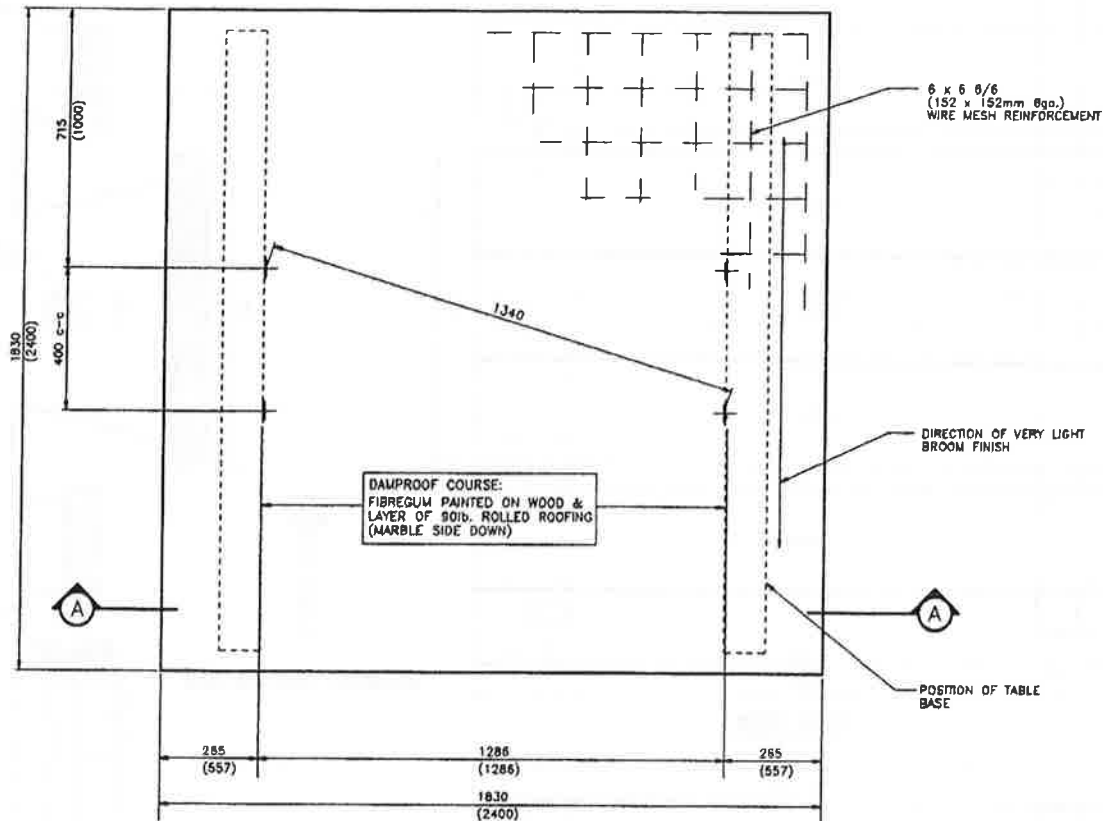
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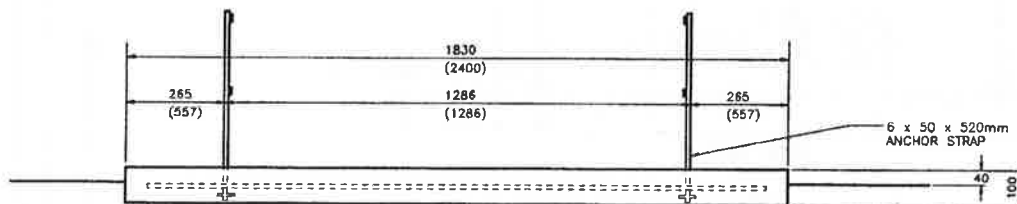
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Park Facility Standards

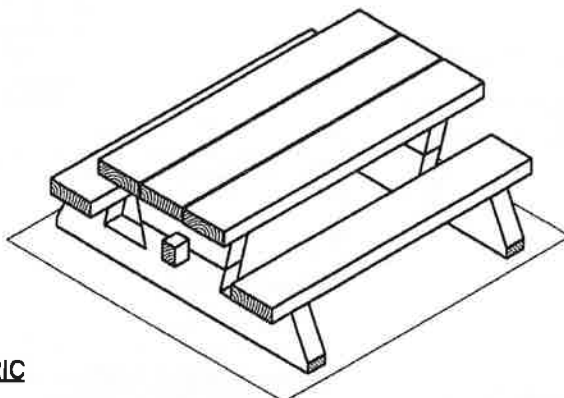


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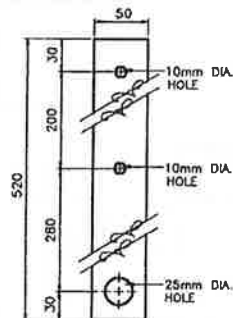
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DIMENSIONS IN BRACKETS ARE FOR
2400 x 2400 (8'-0" x 8'-0") PAD
USED IN DAY USE AREAS ONLY WHEN SPECIFIED.



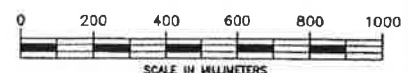
SECTION A-A



ISOMETRIC



STEEL STRAP ANCHOR
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N.T.S.

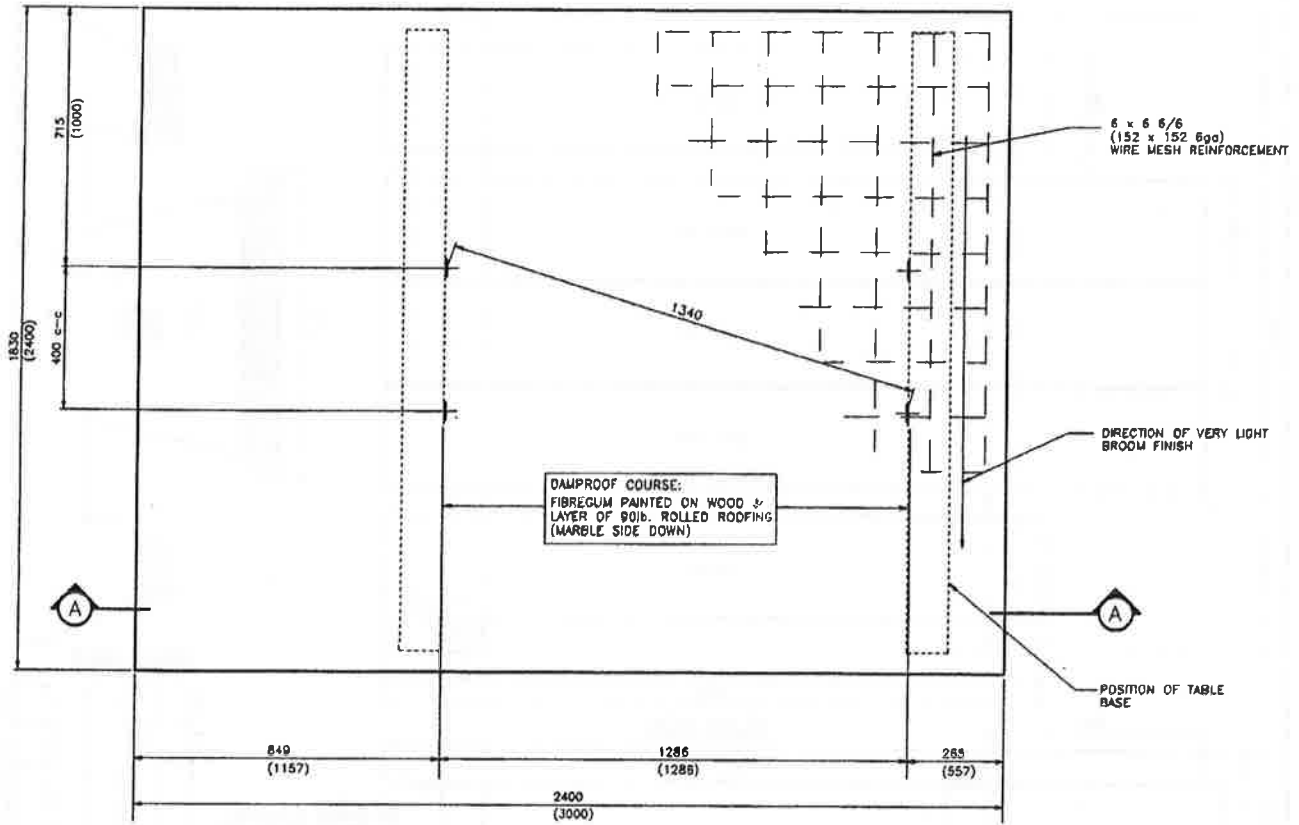


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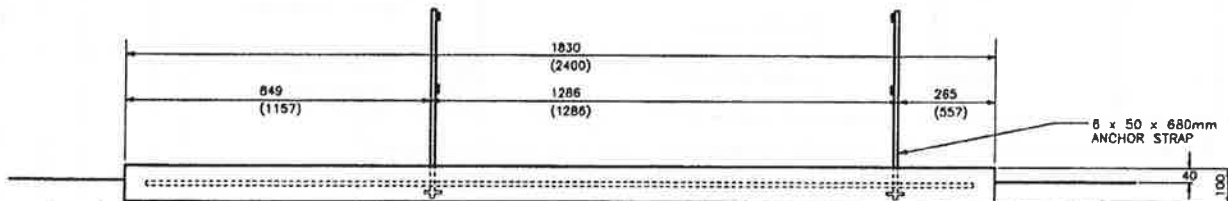
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Park Facility Standards

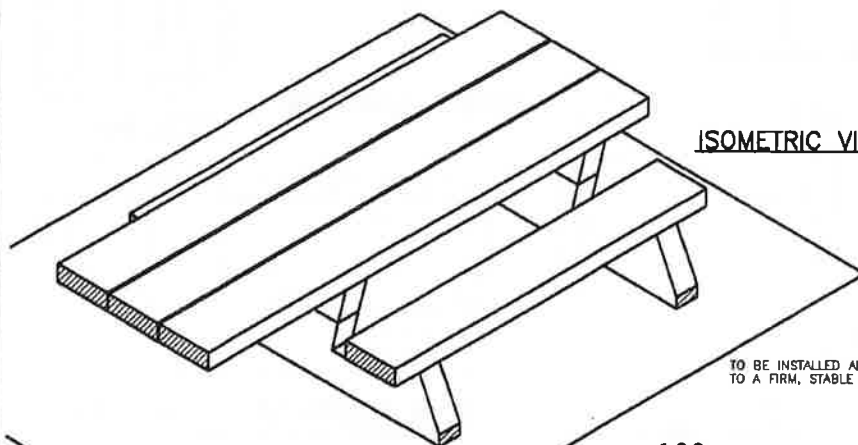


**CONCRETE SLAB
 PLAN VIEW**

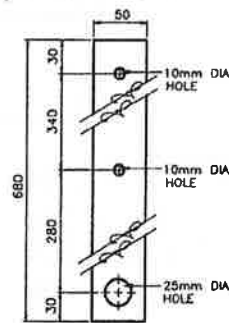
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 DIMENSIONS IN BRACKETS ARE FOR
 2400 x 2400 (8'-0" x 8'-0") PAD
 USED IN DAY USE AREAS ONLY WHEN SPECIFIED.



SECTION A-A

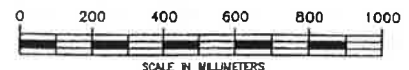


ISOMETRIC VIEW



**STEEL STRAP ANCHOR
 6 x 50 x 680mm
 N.T.S.**

TO BE INSTALLED ADJACENT
 TO A FIRM, STABLE SURFACED PATH.

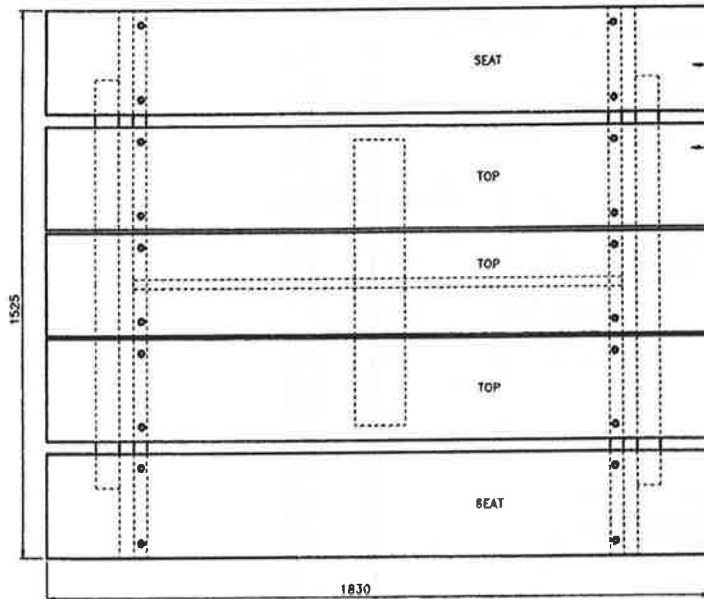




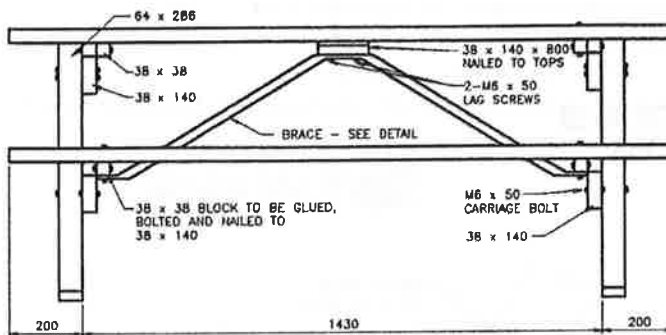
Park Facility Standards

SECTION: Furniture
PICNIC TABLE - TYPE II
DWG. No. A-1-2

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PLAN VIEW

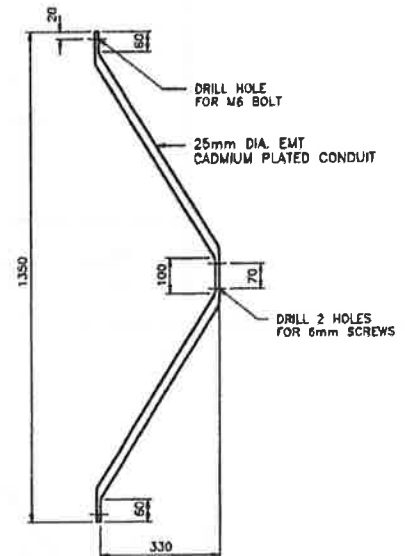


SIDE ELEVATION

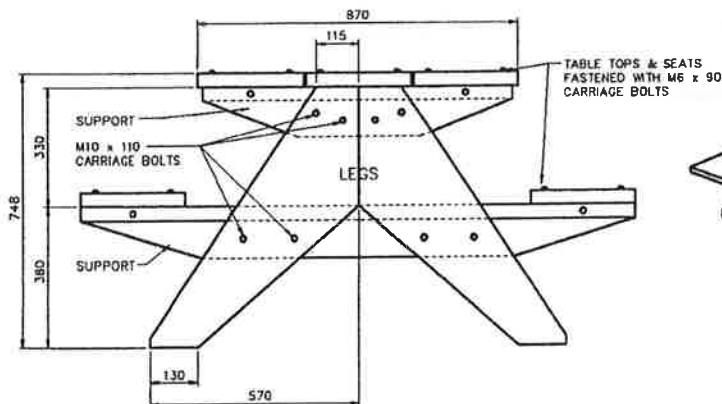
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38 x 286 x 1830

TABLE TOPS SHALL BE
38 x 286 x 2294

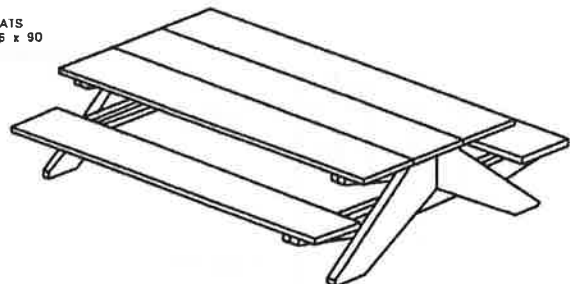
ALL CORNERS AND EDGES
TO BE ROUNDED OFF



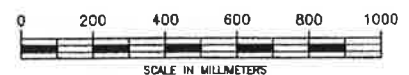
BRACE DETAIL



END ELEVATION



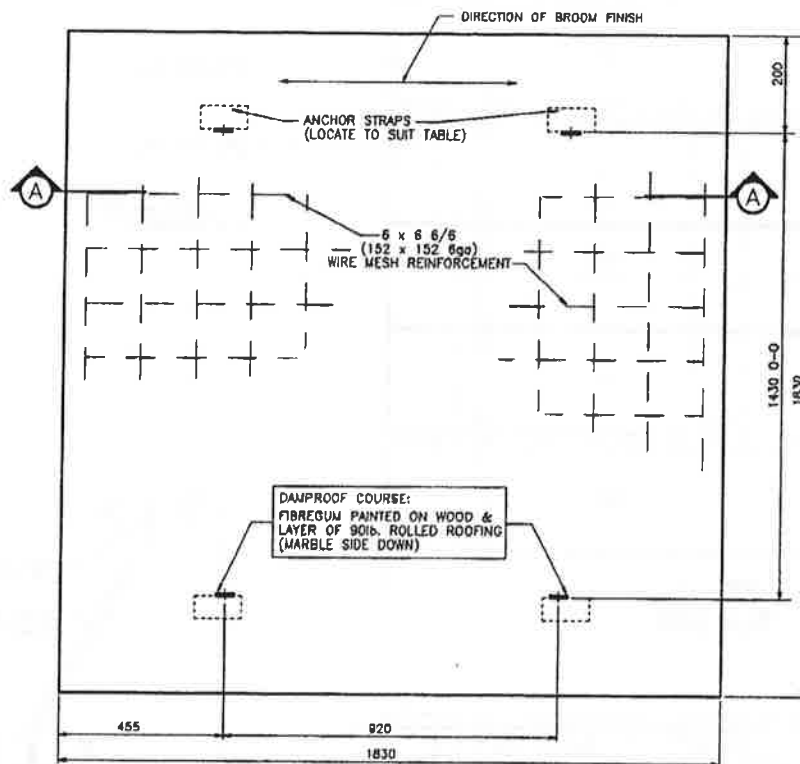
ISOMETRIC VIEW



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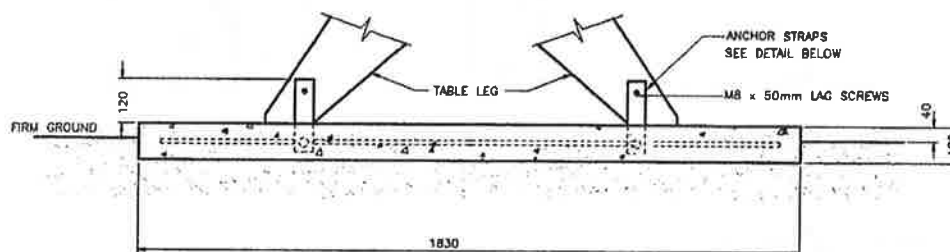
Park Facility Standards



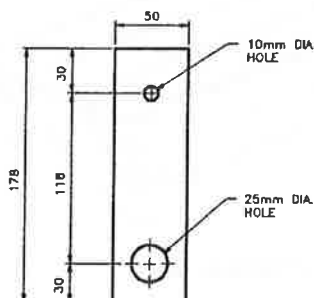
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PLAN VIEW**

NOTE

OPTIONAL 2400 x 2400 (8'-0" x 8'-0")
CONCRETE PAD MAY BE SPECIFIED ONLY
IF NEEDED.



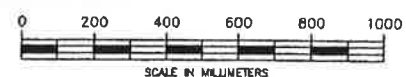
SECTION A-A



STEEL STRAP ANCHOR

6 x 50 x 178

N.T.S.





Park Facility Standards

SECTION: Furniture
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DWG. No. A-1-2A

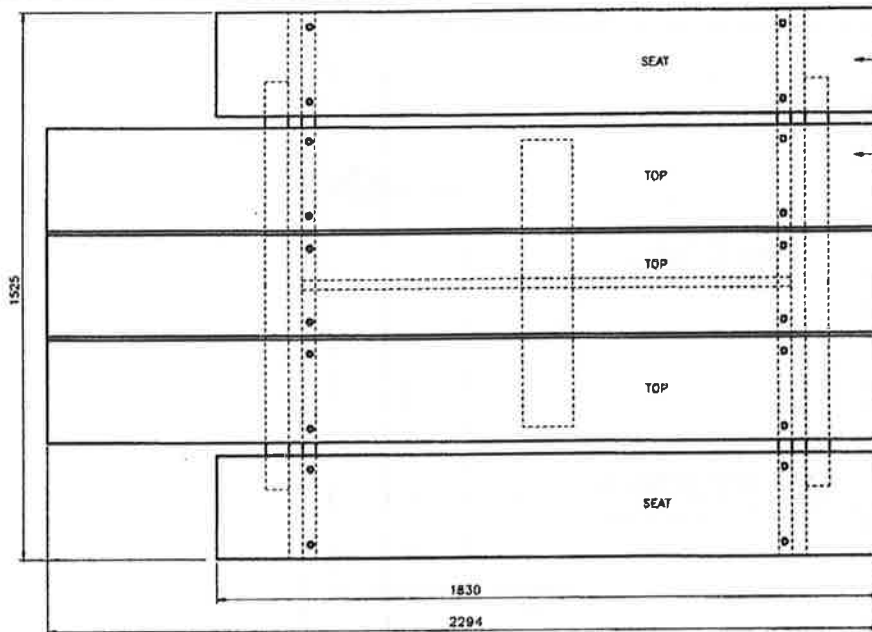
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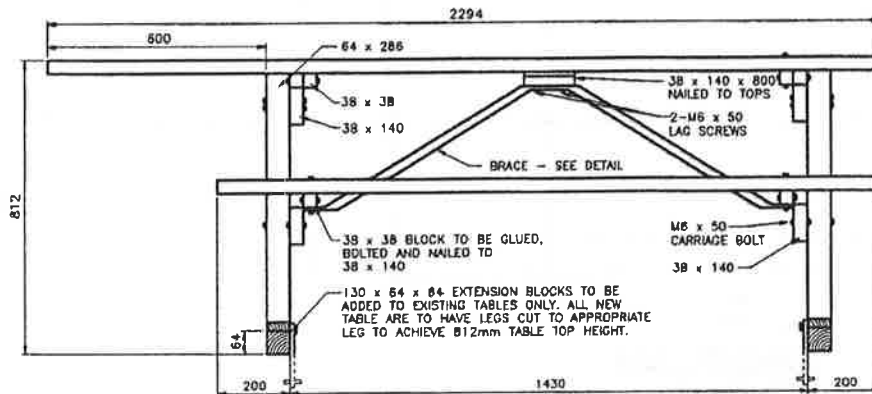
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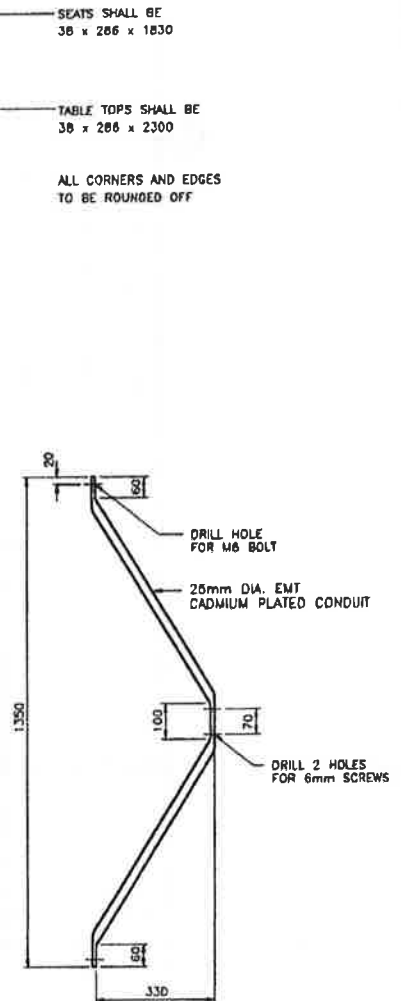
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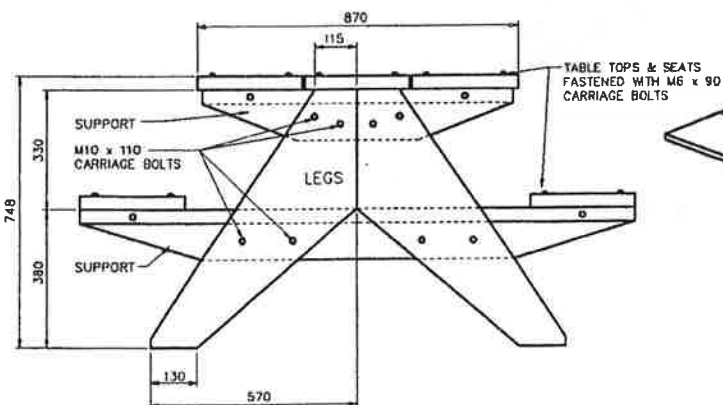
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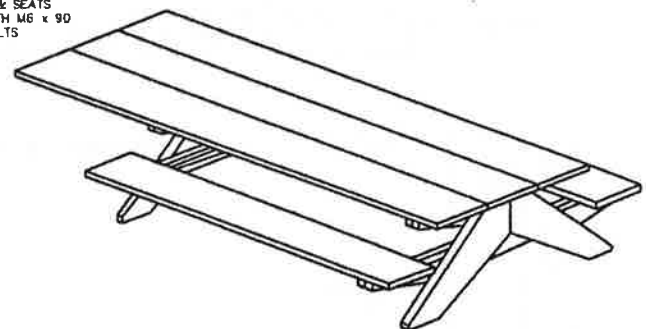
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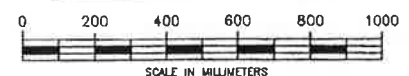
BRACE DETAIL



END ELEVATION



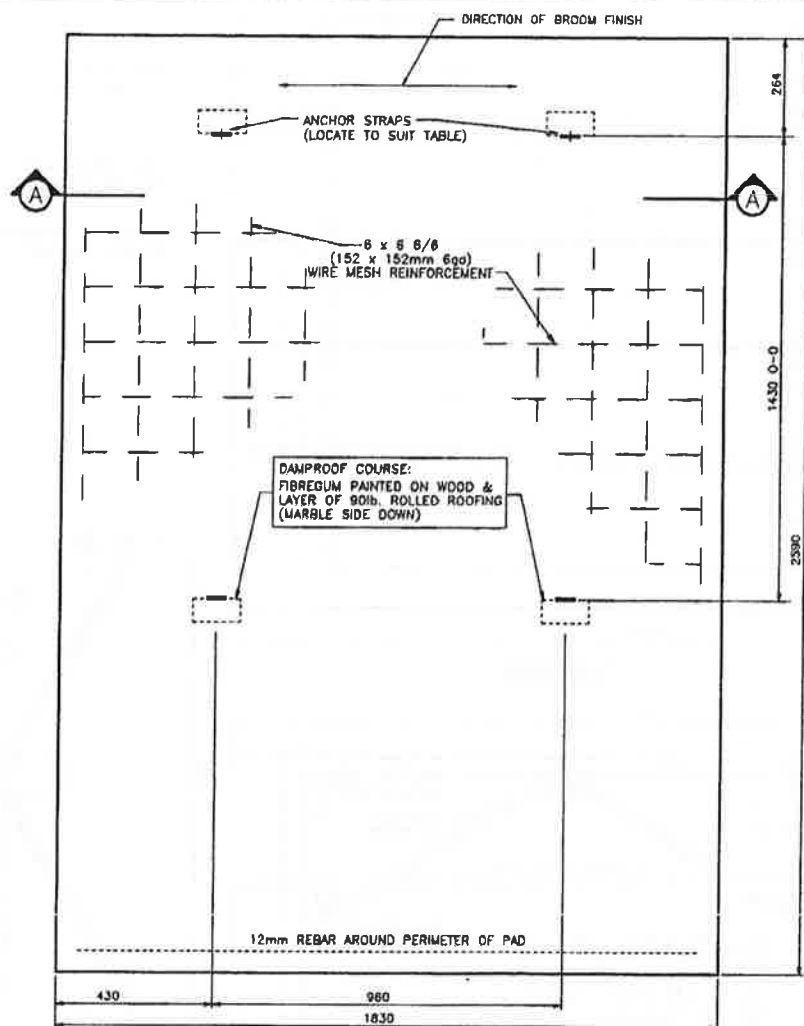
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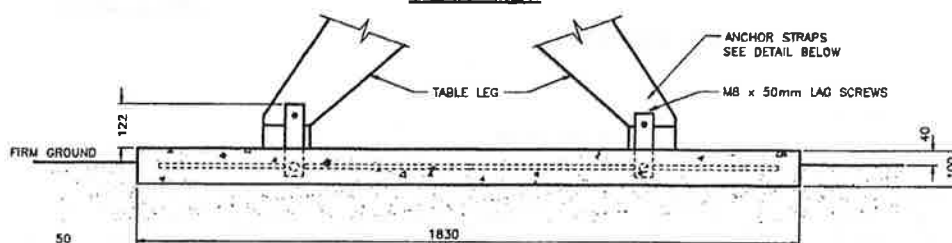
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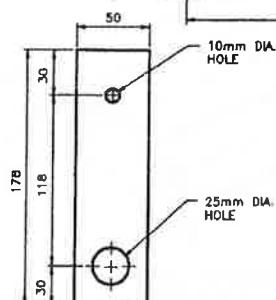
Park Facility Standards



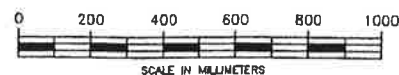
**CONCRETE SLAB
PLAN VIEW**



SECTION A-A



STEEL STRAP ANCHOR
6 x 50 x 178
N.T.S.





Park Facility Standards

SECTION: Furniture
VIEW POINT BENCH
DWG. No. A-2-1

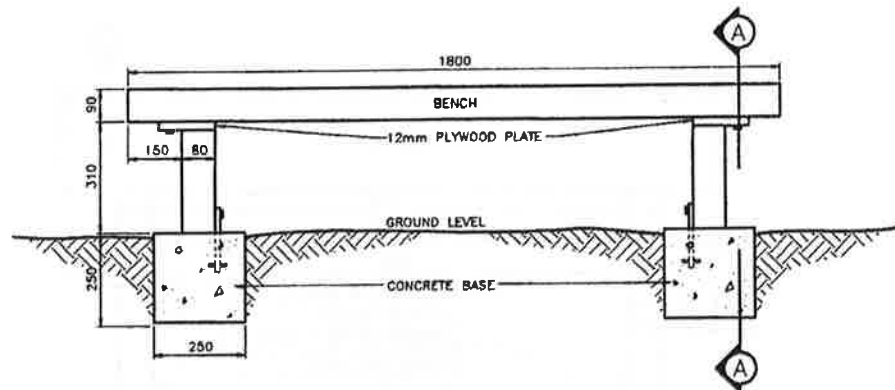
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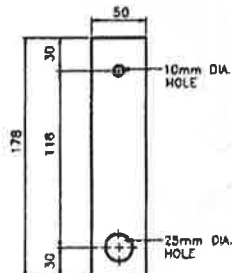
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FRONT VIEW

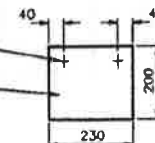


STEEL STRAP ANCHOR
6 x 50 x 178mm
N.T.S.

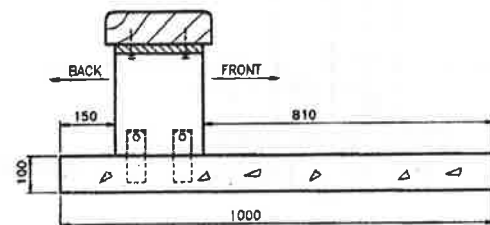


DOUBLE HEADED NAIL

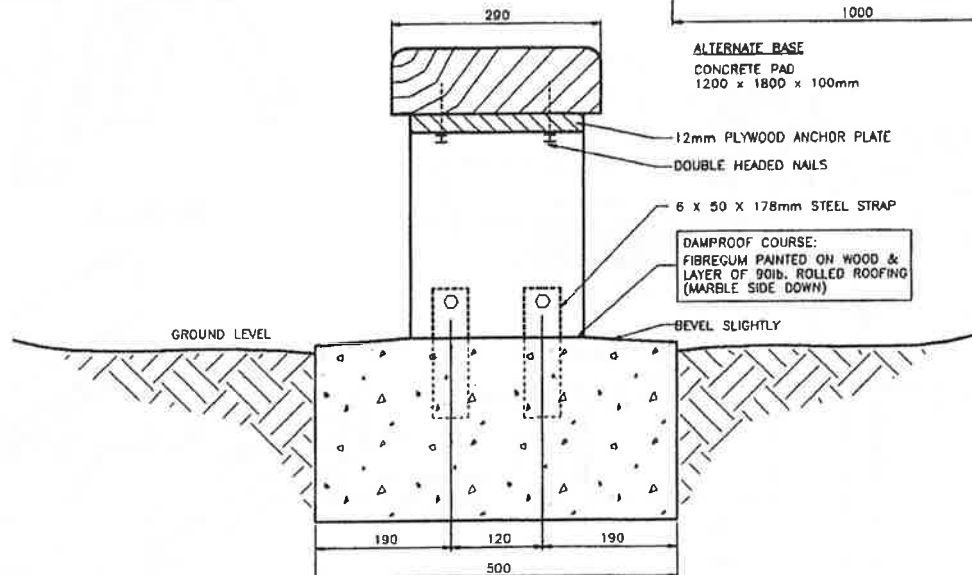
NAIL TO BASE WITH
DOUBLE HEADED NAILS
NAIL TO BASE WITH
6 - 55mm GALV. COM.



12mm PLYWOOD PLATE (PRESSURE TREATED)
FOR ATTACHING BENCH



ALTERNATE BASE
CONCRETE PAD
1200 x 1800 x 100mm



SECTION A-A





Park Facility Standards

SECTION: Furniture

PARK BENCH

DWG. No. A-2-2

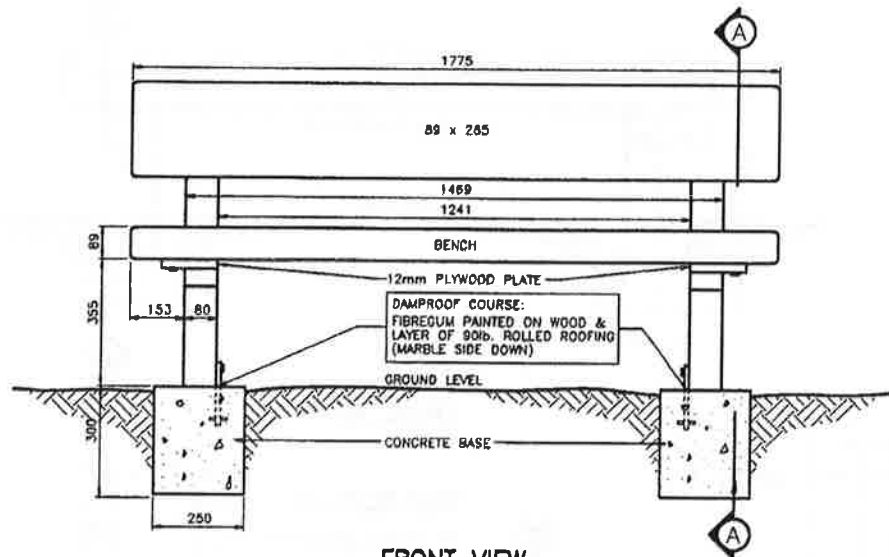
REVISION

DATE ISSUED

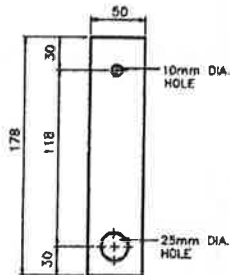
PAGE

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1 of 1



FRONT VIEW



STEEL STRAP ANCHOR

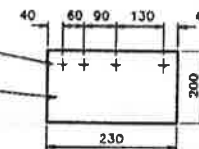
6 x 50 x 178mm

N.T.S.

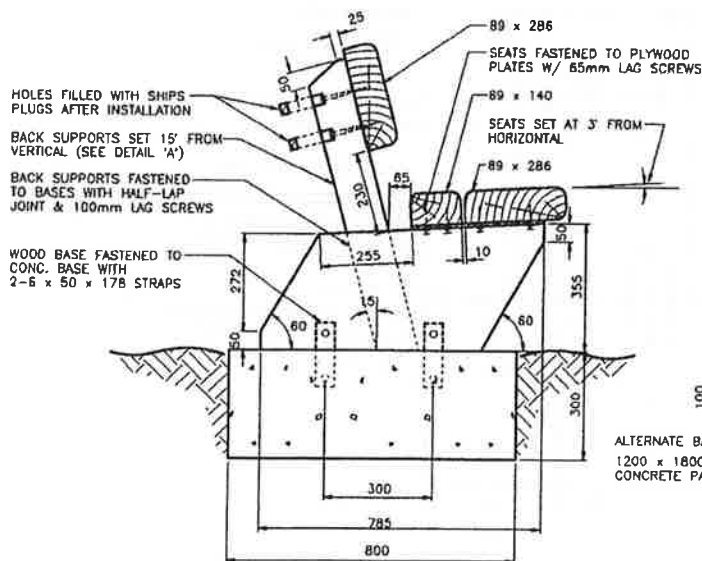


DOUBLE HEADED NAIL

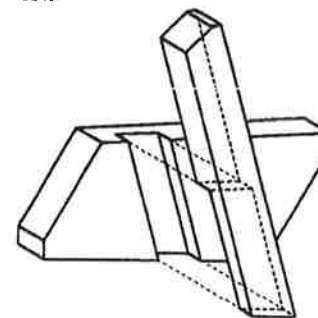
NAIL TO SEAT WITH
DOUBLE HEADED NAILS
NAIL TO BASE WITH
6 - 55mm GALV. COM.



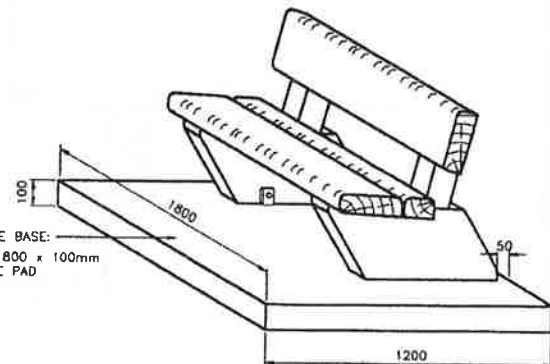
12mm PLYWOOD PLATE (PRESSURE TREATED)
FOR ATTACHING BENCH



SECTION A-A



DETAIL 'A'



ISOMETRIC

ALTERNATE BASE:
1200 x 1800 x 100mm
CONCRETE PAD





SECTION: Furniture
FIRE RING - 600mm
DWG No. A-3-3

Park Facility Standards

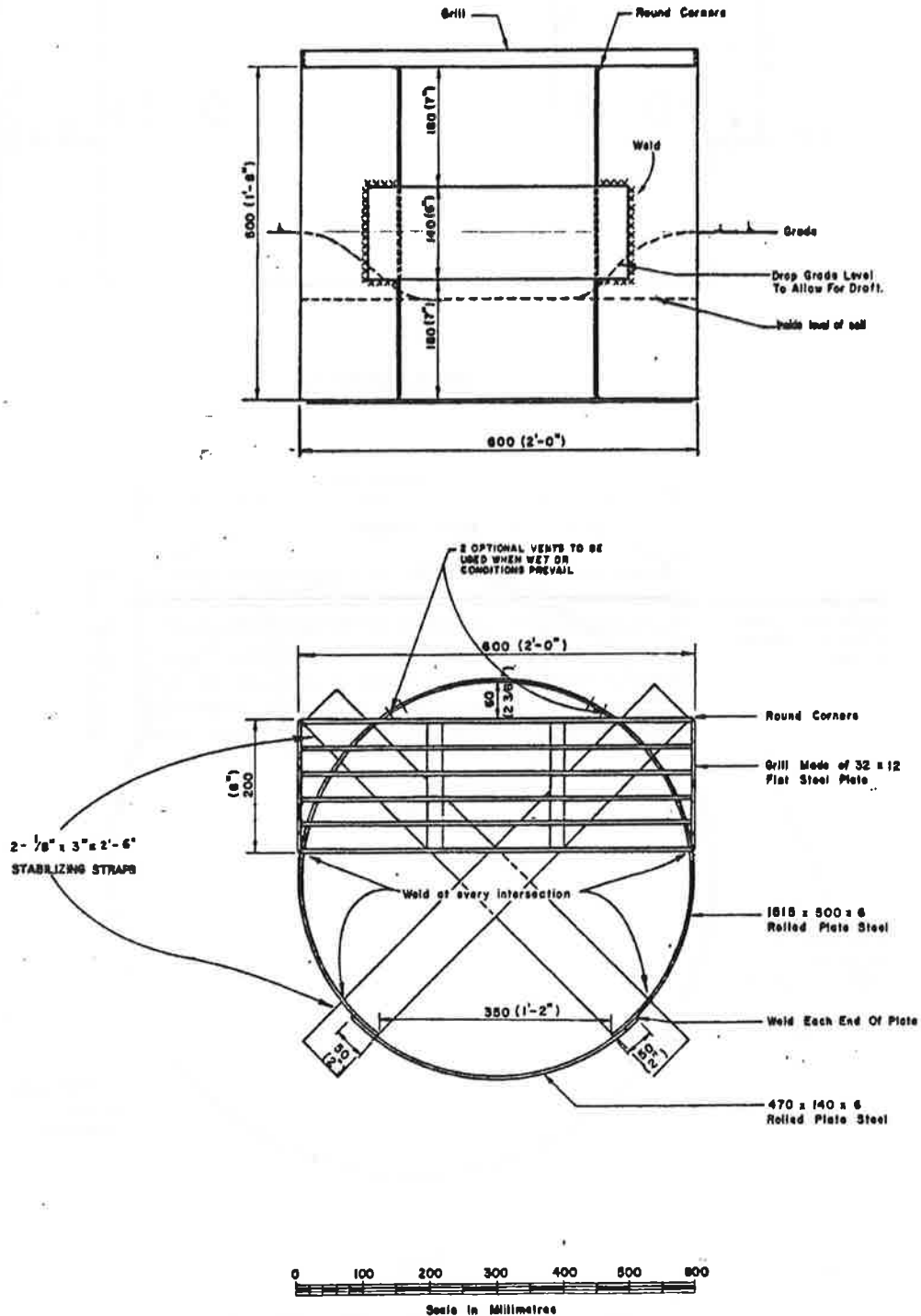
REVISION

DATE ISSUED

PAGE

AUG. 1991

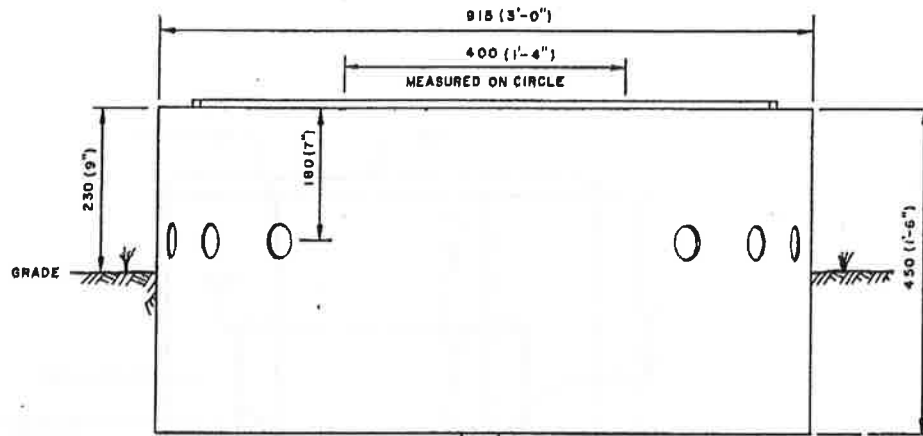
1 of 1



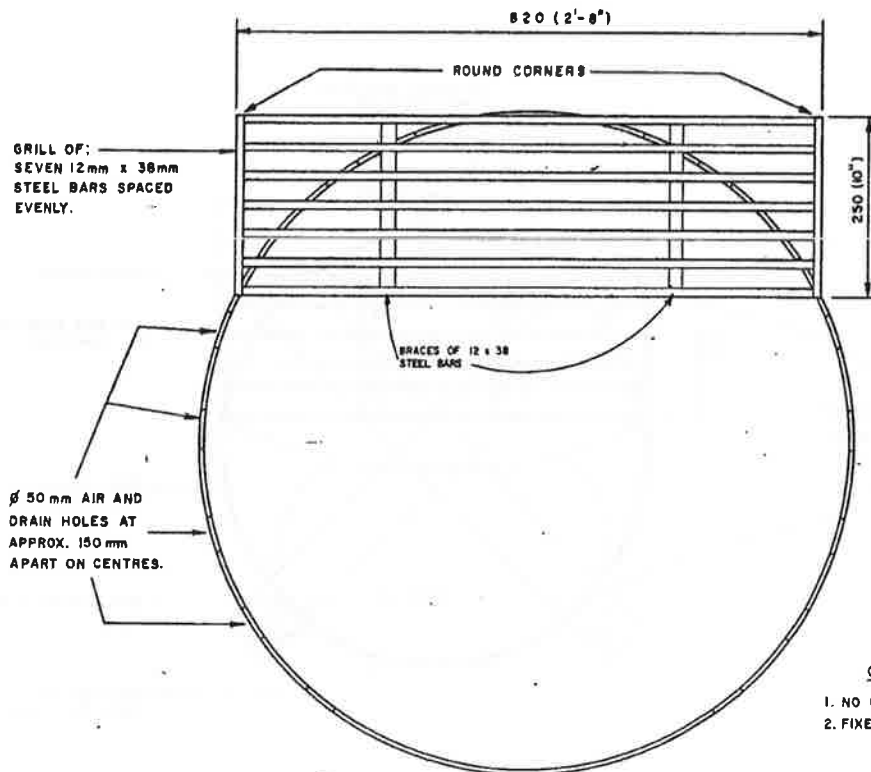


SECTION: Structures		
GROUP USE FIRE RING - 900mm		
DWG. No. A-3-5		
REVISION	DATE ISSUED	PAGE
	AUG. 1991	1 of 1

Park Facility Standards



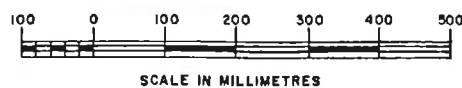
FRONT ELEVATION



OPTIONS AVAILABLE

1. NO GRILL
2. FIXED GRILL

PLAN

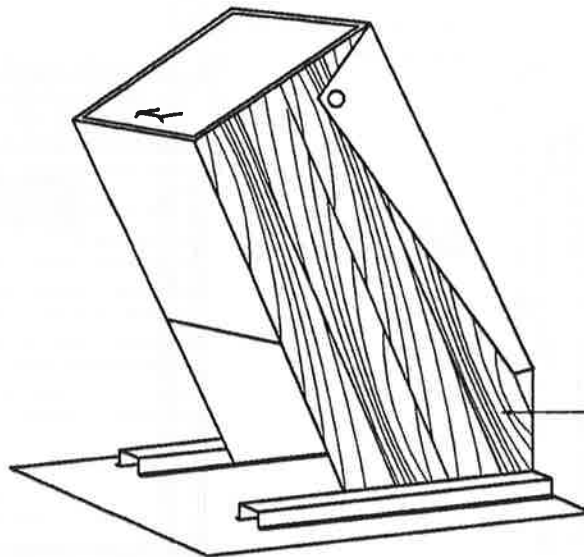




Park Facility Standards

SECTION: Furniture
HID-A-BAG CONTAINERS
DWG. No. A-4-5

REVISION	DATE ISSUED	PAGE
	AUG. 1991	1 of 1



HID-A-BAG I

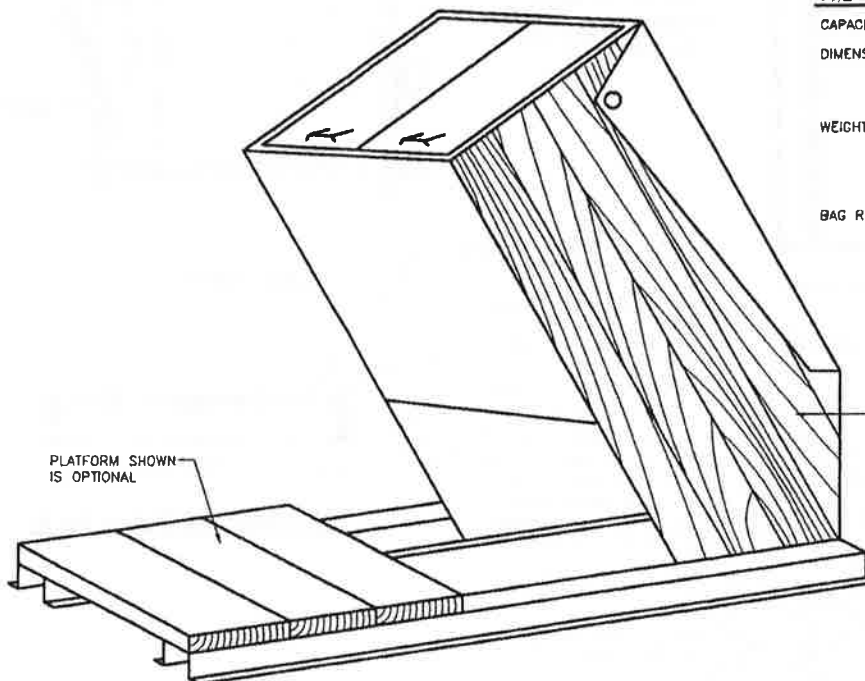
CAPACITY : 70 Gal. (260 l)

DIMENSIONS:
WITH : 28" (860)
DEPTH : 42" (1 070)
HEIGHT : 48" (1 220)

WEIGHT :
STANDARD : 220 lbs (100 kg)
W/PLATFORM: 265 lbs (120 kg)
W/1x4 CEDAR: 240 lbs (109 kg)
W/2x4 CEDAR: 260 lbs (118 kg)

BAG REQUIREMENTS : 2.5 mil-42" x 50" (1 070 x 1 270)

OPTIONAL STAINED WOOD SIDING



HID-A-BAG II

CAPACITY : 130 Gal. (500 l)

DIMENSIONS:
WITH : 48" (1 220)
DEPTH : 42" (1 070)
HEIGHT : 48" (1 220)

WEIGHT :
STANDARD : 295 lbs (135 kg)
W/PLATFORM: 360 (163 kg)
W/1x4 CEDAR: n/a
W/2x4 CEDAR: n/a

BAG REQUIREMENTS : 2.5 mil-42" x 50" (1 070 x 1 270)

OPTIONAL STAINED WOOD SIDING

PLATFORM SHOWN
IS OPTIONAL

AVAILABLE FROM:
ROLLINS MACHINERY LTD.
415 E. 5TH. AVENUE
VANCOUVER B.C.
V5T 1H8
VANCOUVER 674-6404
VICTORIA 384-0541
DUNCAN 748-2526



Park Facility Standards

SECTION: Buildings
PIT TOILET - LOCK JOINT
DWG. No. B-1-1

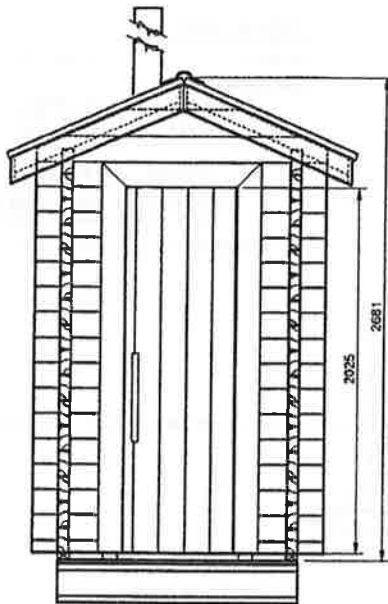
REVISION

DATE ISSUED

PAGE

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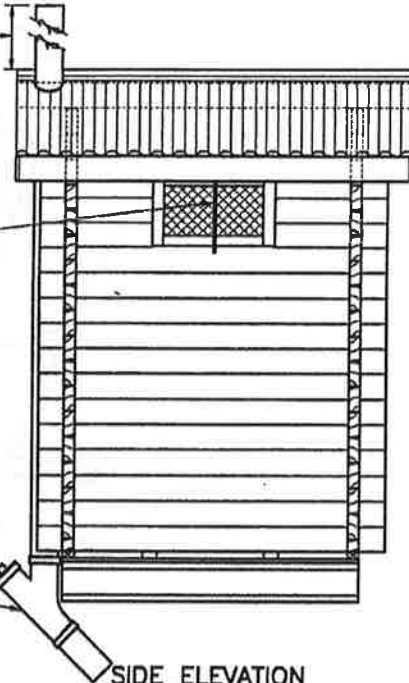


FRONT ELEVATION

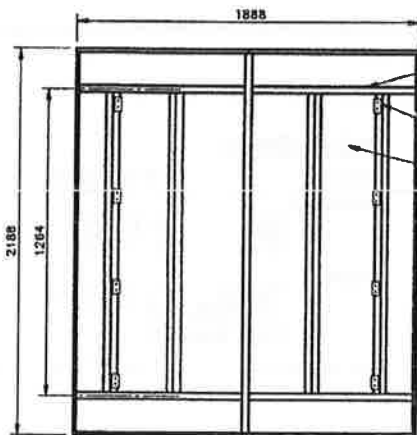
150 DIA. MIN. BLACK
VENT PIPE MIN. 640mm
ABOVE ROOF LINE

USE 6mm STEEL BAR
GUARDS FOR WINDOWS
WHERE VANDALISM OCCURS

45° "Y" JOINT W/
CLEANOUT ADAPTER
AND PLUG



SIDE ELEVATION



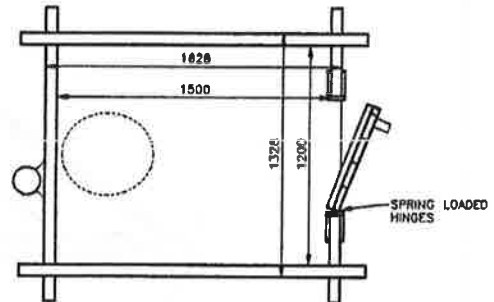
ROOF/RAFTER PLAN VIEW

N.T.S.

38 x 89 RAFTER DIRECTLY INSIDE
FRONT & BACK WALL STUDS

METAL CLIP AT 500 O/C
(SEE ROOF CLIP DETAIL)

IN HEAVY SNOWLOAD AREAS
USE 19mm PLYWOOD UNDER
FIBREGLASS PANELS



PLAN VIEW

OPTIONAL FLOORING TO BE STANDARD
DIMENSIONAL LUMBER OR OLD PICNIC
TABLE BOARDS

DIMENSIONS FOR LAG SCREW
HOLES TYPICAL FOR BASE PLATE
AND ROOF CLIP

3mm GALVANIZED FLAT PLATE
MOUNTING CLIP

38 x 64 BLOCK ON 3mm CLIP

19mm G.I.S. PLYWOOD FLOOR

38 x 89 P.T. WOOD

38 x 140 P.T. WOOD JOIST

38 x 88 MUD BASE

9mm HOLE FOR LAG SCREW

38 x 64 BLOCK FOR CLEARANCE
BETWEEN WALL AND DECK

PROVIDE COUNTERSINK FOR
LAG SCREW HEADS

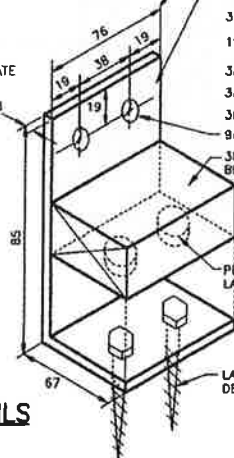
LAG SCREW THROUGH
DECK TO 38 x 89

SECTION THROUGH BASE



CLIP DETAILS

N.T.S.

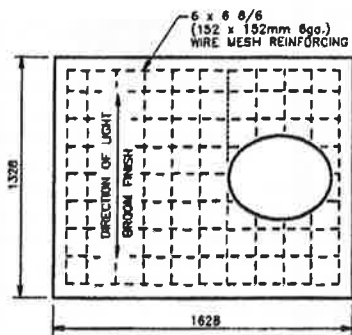


SECTION: Buildings
PIT TOILET - LOCK JOINT
DWG. No. B-1-1

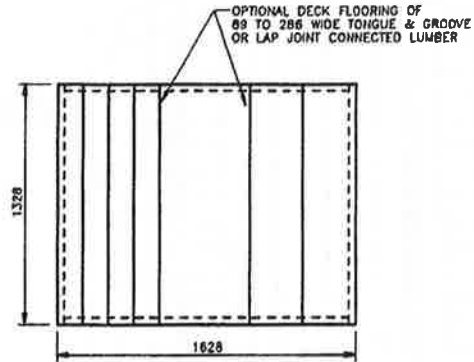


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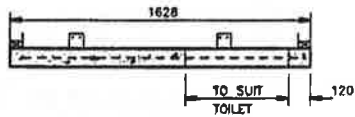
Park Facility Standards



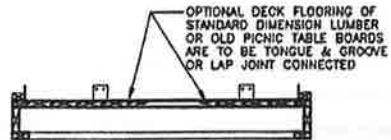
CONC. BASE PLAN VIEW



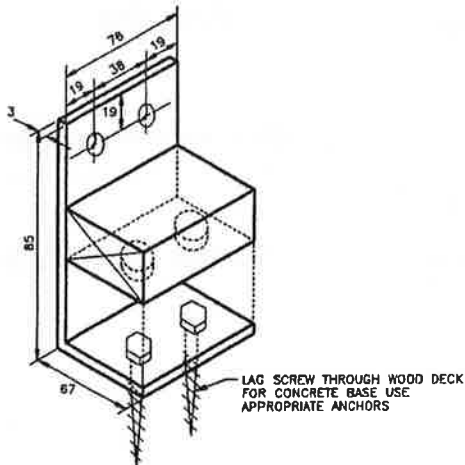
SLAT BASE PLAN VIEW



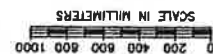
SECTION THROUGH BASE



SECTION THROUGH BASE



CLIP DETAIL
N.T.S.





Park Facility Standards

SECTION: Buildings
PIT TOILET - LOCK JOINT - DISABLED
DWG. No. B-1-2

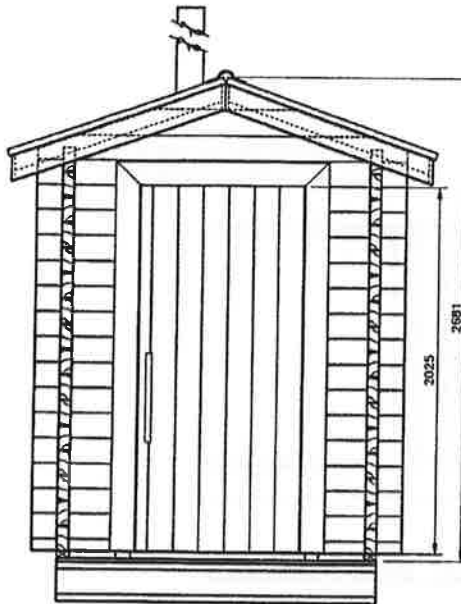
REVISION

DATE ISSUED

PAGE

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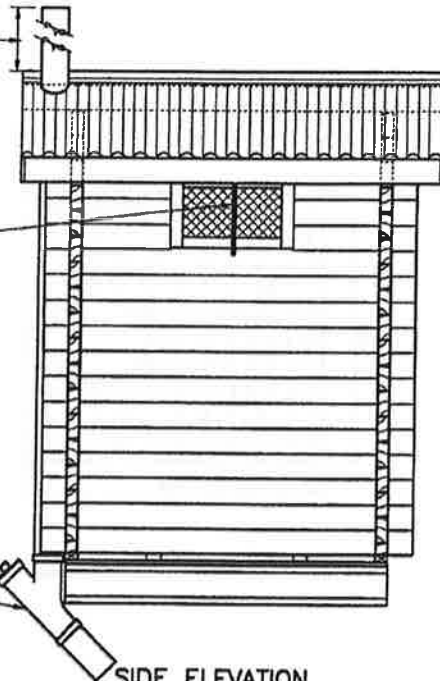


FRONT ELEVATION

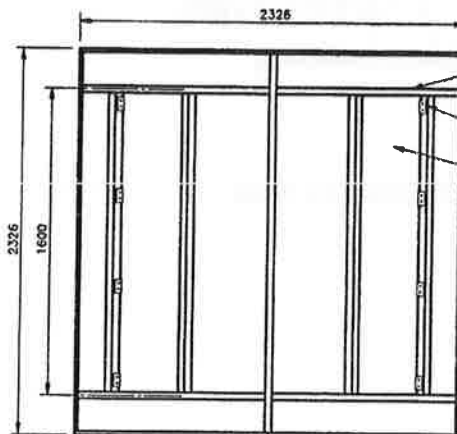
150 DIA. MIN. BLACK
VENT PIPE MIN. 540mm
ABOVE ROOF LINE

USE 6mm STEEL BAR
GUARDS FOR WINDOWS
WHERE VANDALISM OCCURS

45° "Y" JOINT W/
CLEANOUT ADAPTER
AND PLUG



SIDE ELEVATION

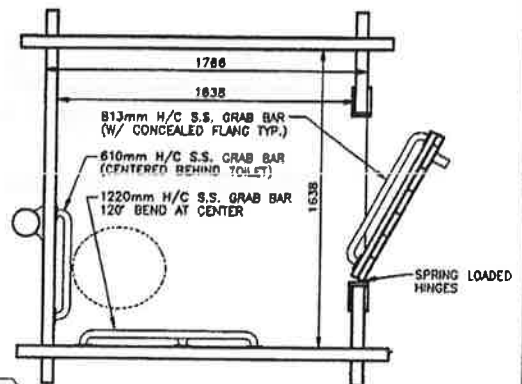


ROOF/RAFTER PLAN VIEW
N.T.S.

38 x 89 RAFTER DIRECTLY INSIDE
FRONT & BACK WALL STUDS

METAL CLIP AT 500 O/C
(SEE ROOF CLIP DETAIL)

IN HEAVY SNOWLOAD AREAS
USE 19mm PLYWOOD UNDER
FIBREGLASS PANELS



PLAN VIEW

813mm H/C S.S. GRAB BAR
(W/ CONCEALED FLANG TYP.)

610mm H/C S.S. GRAB BAR
(CENTERED BEHIND TOILET)

1220mm H/C S.S. GRAB BAR
120° BEND AT CENTER

SPRING LOADED
HINGES

OPTIONAL FLOORING TO BE STANDARD
DIMENSIONAL LUMBER OR OLD PICNIC
TABLE BOARDS

DIMENSIONS FOR LAG SCREW
HOLES TYPICAL FOR BASE PLATE
AND ROOF CLIP

3mm GALVANIZED FLAT PLATE
MOUNTING CLIP

38 x 84 BLOCK ON 3mm CLIP

19mm G.I.S. PLYWOOD FLOOR

38 x 89 P.T. WOOD

38 x 140 P.T. WOOD JOIST

38 x 89 MUD BASE

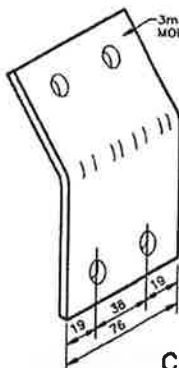
9mm HOLE FOR LAG SCREW

38 x 84 BLOCK FOR CLEARANCE
BETWEEN WALL AND DECK

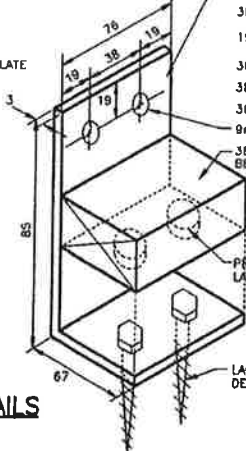
PROVIDE COUNTERSINK FOR
LAG SCREW HEADS

LAG SCREW THROUGH
DECK TO 38 x 89

SECTION THROUGH BASE



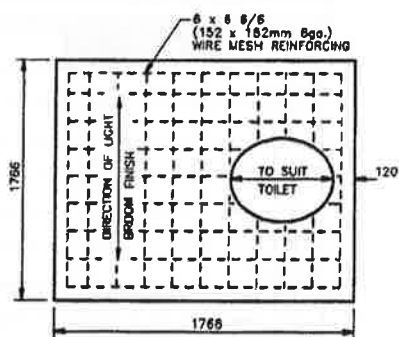
CLIP DETAILS
N.T.S.



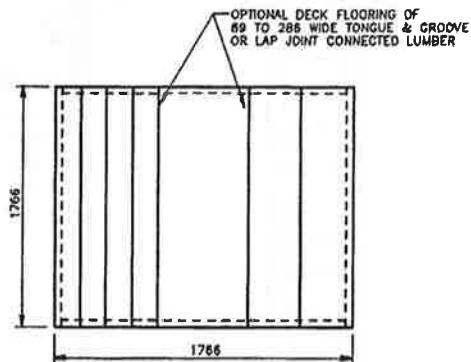
SECTION: Buildings		
TOILET - LOCK JOINT - DISABLED		
DWG. No. B-1-2		
PAGE	REVISION	DATE ISSUED
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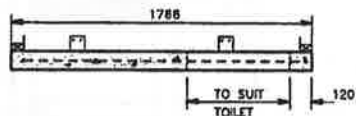
Park Facility Standards



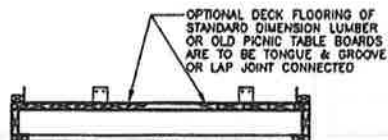
CONC. BASE PLAN VIEW



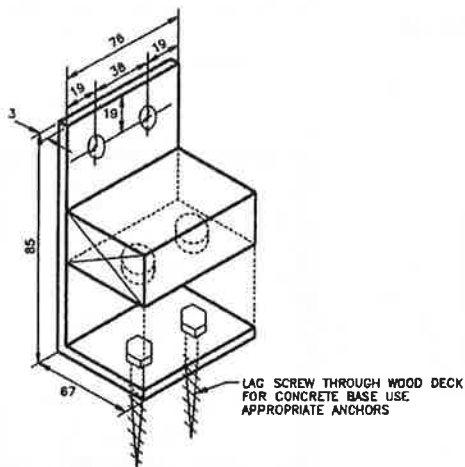
SLAT BASE PLAN VIEW



SECTION THROUGH BASE



SECTION THROUGH BASE



CLIP DETAIL

N.T.S.





Park Facility Standards

SECTION: Buildings
PIT TOILET - FRAME - DISABLED
DWG. No. B-1-7

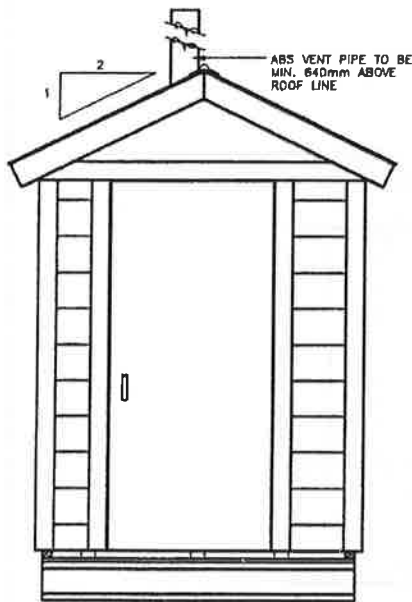
REVISION

DATE ISSUED

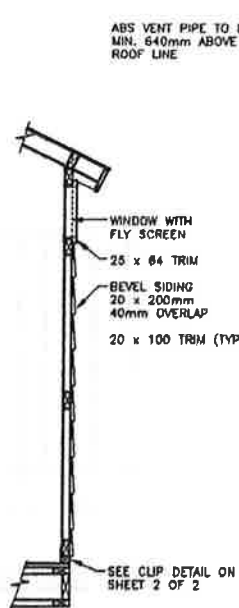
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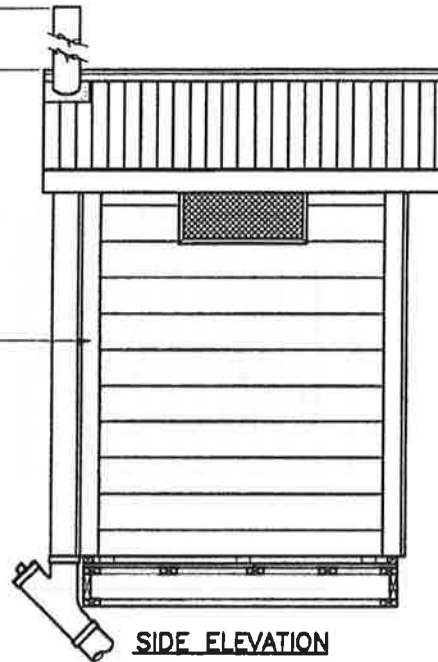
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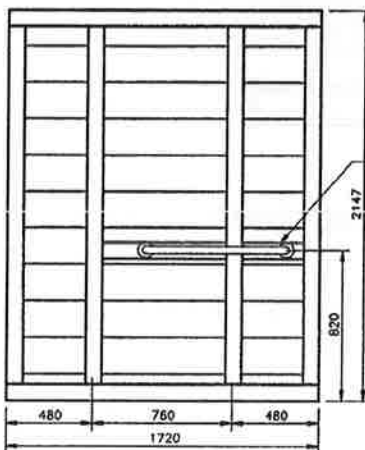
FRONT ELEVATION



SECTION A-A



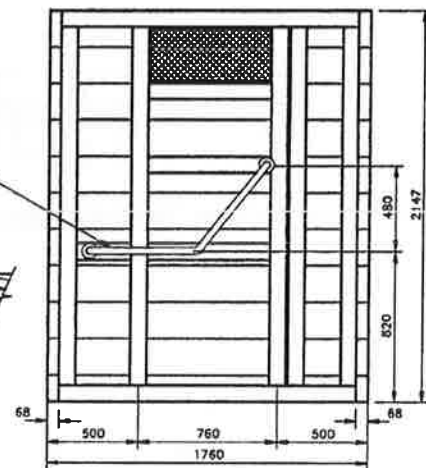
SIDE ELEVATION



BACK WALL

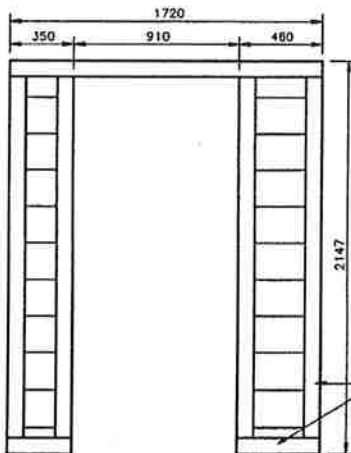
- 1220mm H/C S.S. 120 BEND AT CENTER GRAB BAR WITH CONCEALED FLANGE
- 610mm HC S.S. GRAB BAR WITH CONCEALED FLANGE (CENTERED BEHIND TOILET)
- CLIPS MTD. ON FLOOR
- 100mm LAG SCREW THRU BOTH STUDS TOP, BOTTOM & CENTRE TO SECURE WALLS
- 20 x 100 TRIM TO COVER LAG SCREW HOLE
- 38 x 89 STUD
- 10mm PLYWOOD
- BEVEL CUT SIDING

DETAIL 'A'

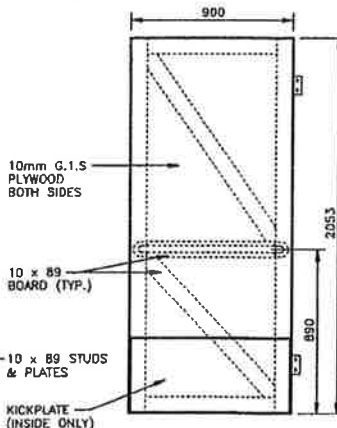


SIDE WALLS

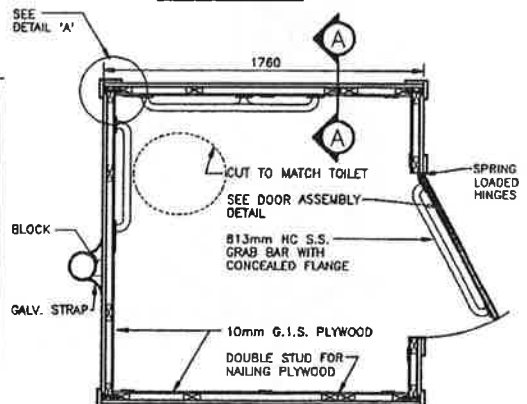
NOTE:
ALL WALLS ARE SHOWN AS SEEN FROM THE INSIDE, WITH THE PLYWOOD REMOVED FOR CLARITY



FRONT WALL



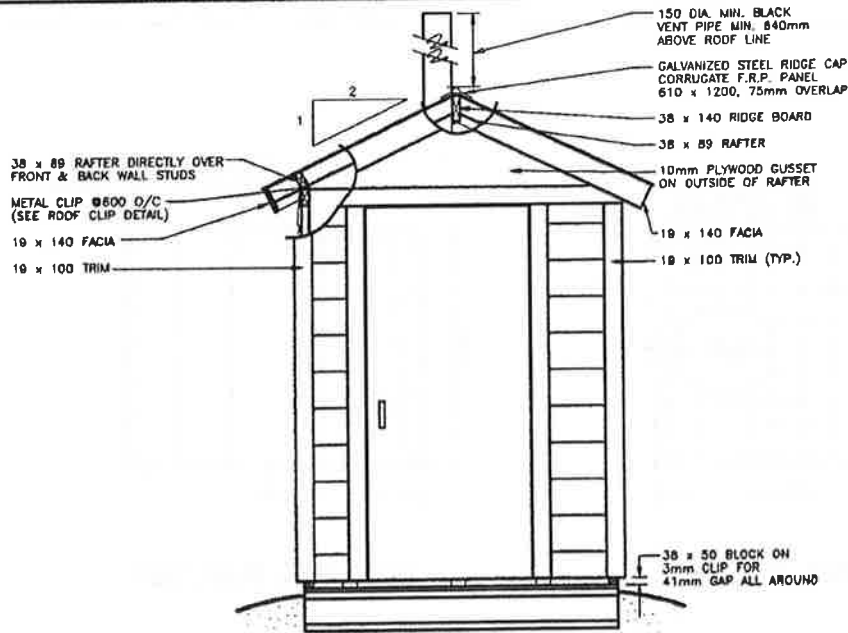
DOOR ASSEMBLY



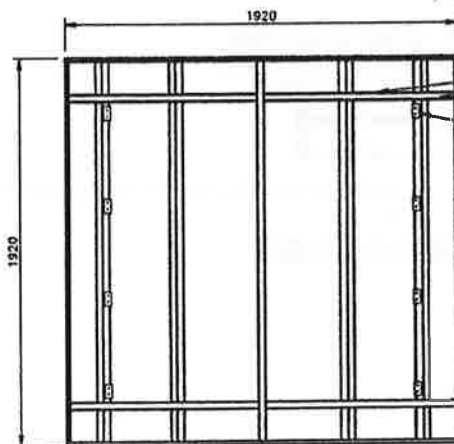
PLAN VIEW

0 200 400 600 800 1000
SCALE IN MILLIMETERS

Park Facility Standards



FRONT ELEVATION



ROOF/RAFTER PLAN VIEW

10mm PLYWOOD GUSSET

38 x 89 RAFTER DIRECTLY OVER FRONT & BACK WALL STUDS

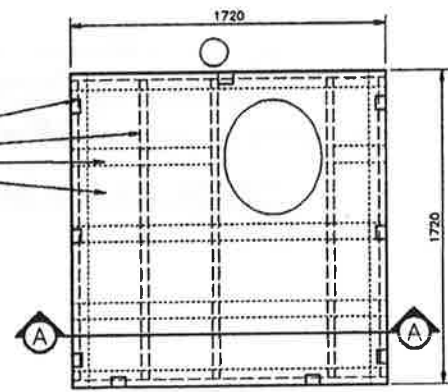
METAL CLIP Ø500 O/C (SEE ROOF CLIP DETAIL)

SET WALL CLIPS AS PER SHEET 1

38 x 140 P.T. JOIST UNDER

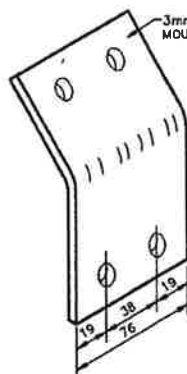
38 x 89 P.T. WOOD UNDER

19mm G.I.S. PLYWOOD FLOOR

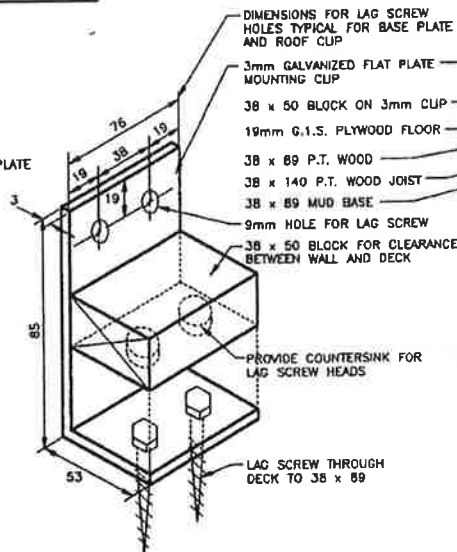


FLOOR/JOIST PLAN VIEW

OPTIONAL FLOORING TO BE STANDARD DIMENSIONAL LUMBER OR OLD PICNIC TABLE BOARDS



ROOF CLIP DETAIL



WALL CLIP DETAIL

SECTION A-A



Park Facility Standards

SECTION: Buildings
PIT TOILET - FRAME - DISABLED
DWG. No. B-1-7

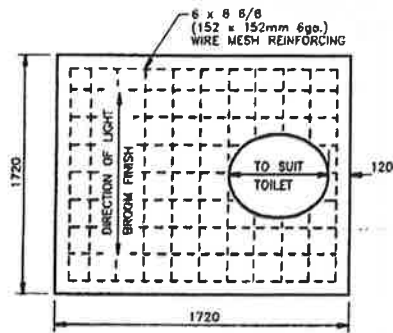
REVISION

DATE ISSUED

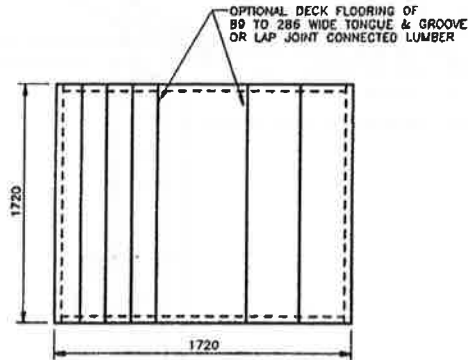
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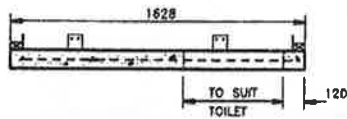
3 of 3



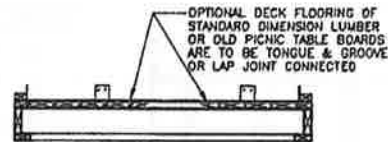
CONC. BASE PLAN VIEW



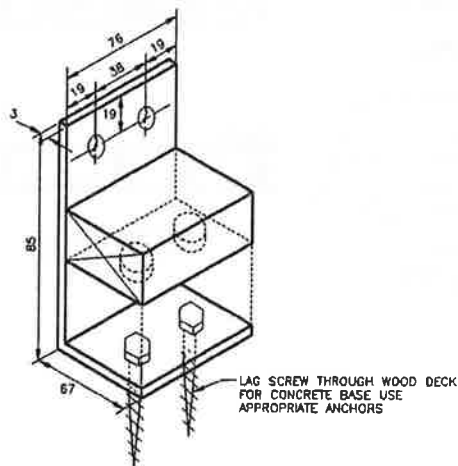
SLAT BASE PLAN VIEW



SECTION THROUGH BASE



SECTION THROUGH BASE



CLIP DETAIL

N.T.S.

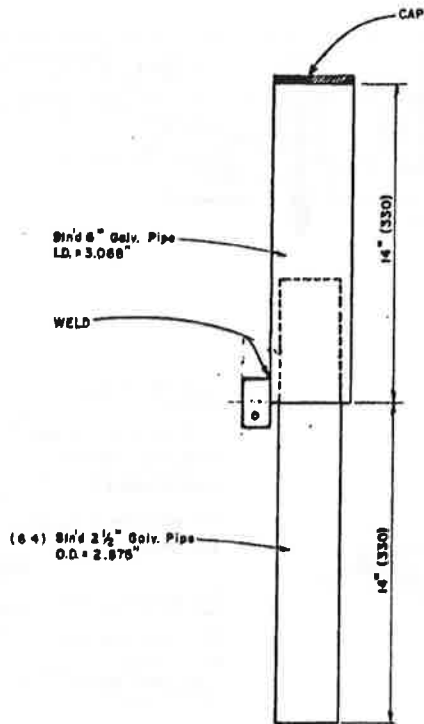
0 200 400 600 800 1000
SCALE IN MILLIMETERS



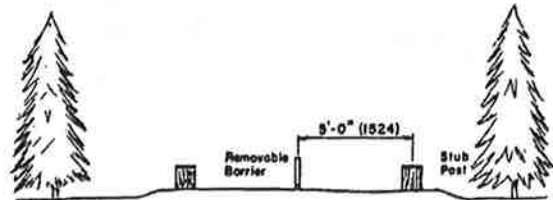
Park Facility Standards

SECTION Structures
REMOVABLE BARRIER POST-ACCESS ROADS
DWG. No. E-2-3

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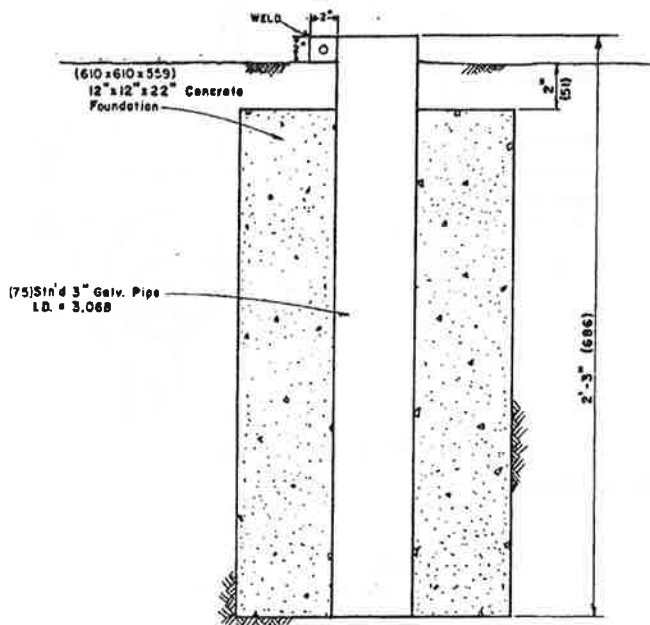


REMOVABLE STUB

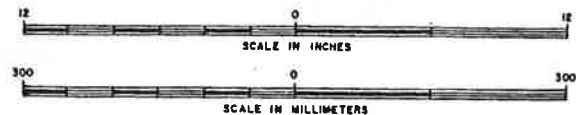


TYPICAL INSTALLATION

N.T.S.



FIXED STUB



NOTE-Dimensions in brackets are metric shown in millimetres.



Park Facility Standards

SECTION: Structures
TRAFFIC CONTROL GATE - SINGLE
DWG. No. E-3-1

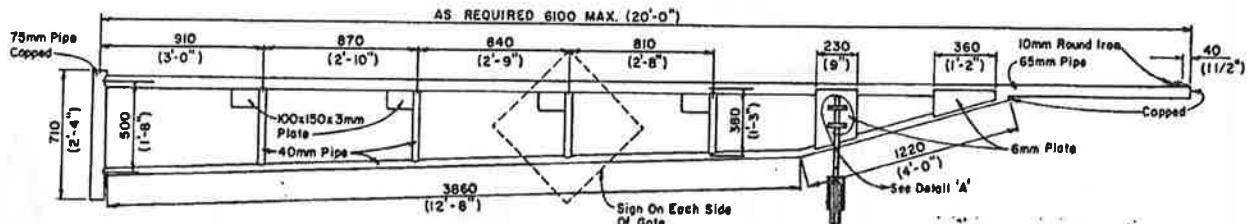
REVISION

DATE ISSUED

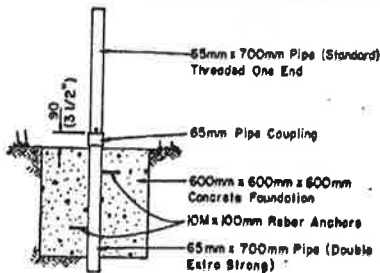
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ELEVATION



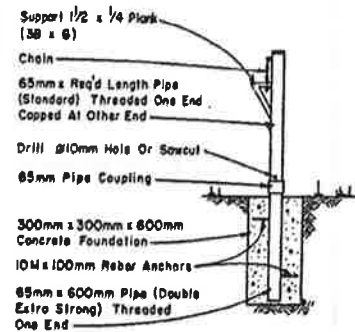
PIVOT POST



600mm x 600mm Sign
Block Squares & Lettering
On Yellow "SCOTCH-LITE"
Background

SIGN

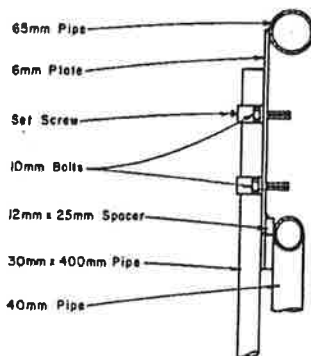
N.T.S.



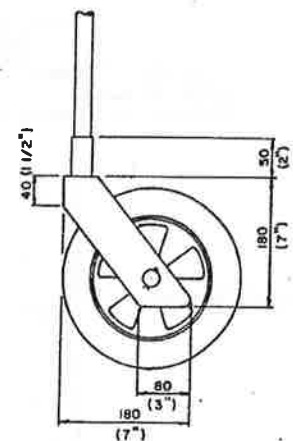
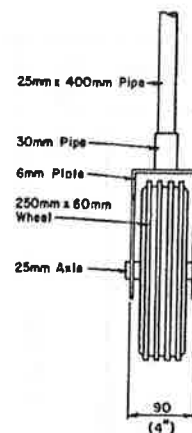
SUPPORT POST

2 Required

200 0 200 400 600 800 1000mm



DETAIL 'A'

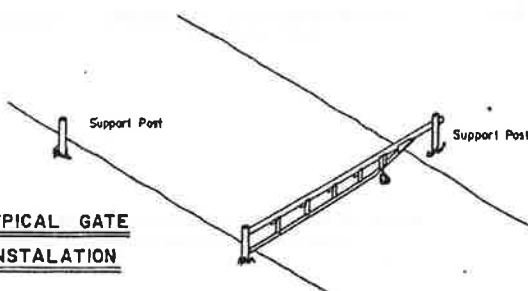


* WHEEL DETAIL

Optional

100 0 100 200mm

TYPICAL GATE
INSTALLATION



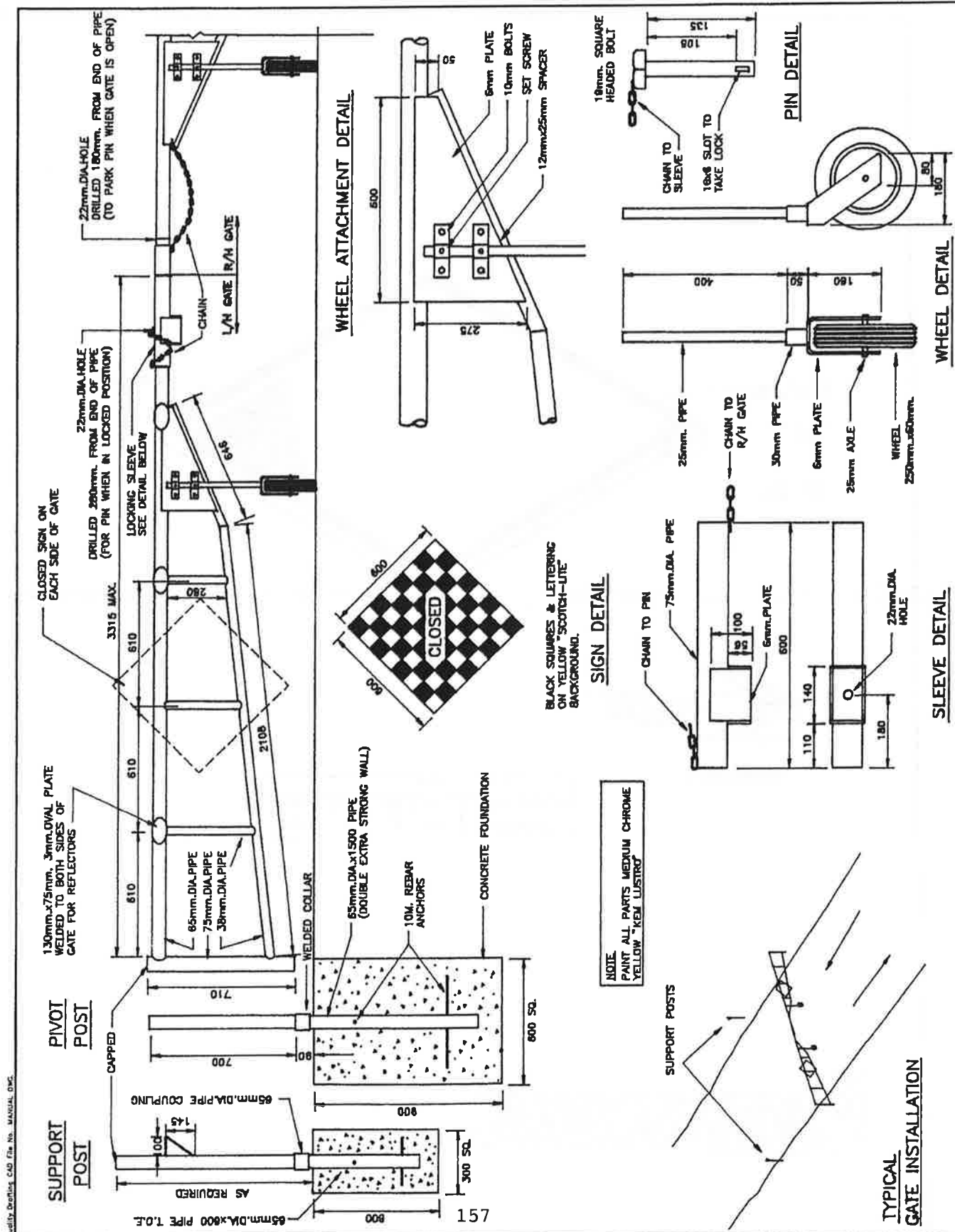
* N.B.

Wheel Assembly Only Supplied
When Requested.

Park Facility Standards

SECTION: Structures
TRAFFIC CONTROL GATE - DOUBLE
DWG. No. E-3-2

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Park Facility Standards

SECTION: Furniture
BUILT-UP TENT PAD
DWG. No. A-14-1

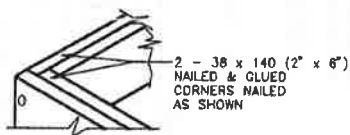
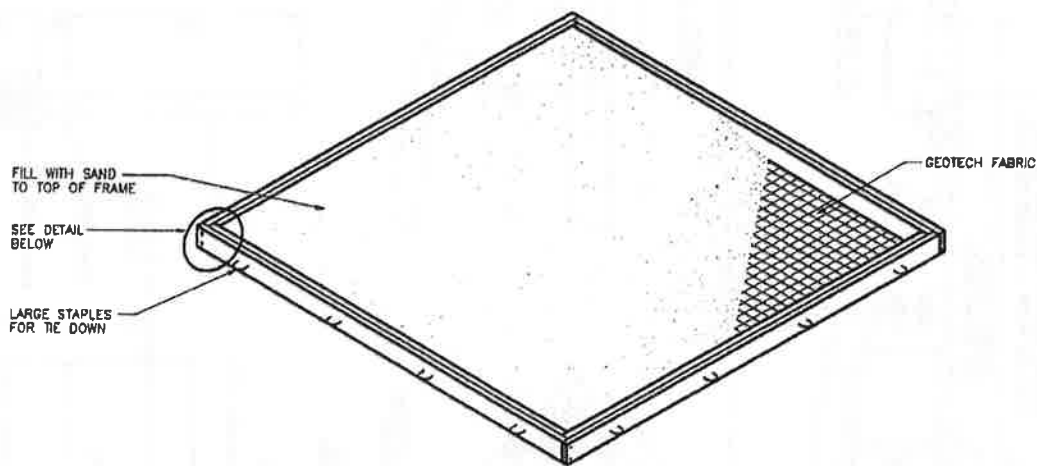
REVISION

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CORNER DETAIL

OVERALL DIMENSIONS

FOR BACKCOUNTRY	3048 x 3048	(10'-0" x 10'-0")
FOR FRONTCOUNTRY	4877 x 4877	(16'-0" x 16'-0")

NOTES:

DRESSED MATERIAL IS SUGGESTED AS A SAFETY FEATURE TO DECREASE THE LIKELIHOOD OF SLIVERS IN BARE FEET. A GEOTECH FABRIC IS SUGGESTED IN AREAS WHERE VEGETATION IS LIKELY TO GROW THROUGH THE PAD - DO NOT USE POLY AS THIS MAY CAUSE A DRAINAGE PROBLEM. DO NOT DIG FRAME INTO THE GROUND OTHER THAN TO LEVEL. IN THE BACKCOUNTRY NATIVE POLES CAN BE UTILIZED. THEY SHOULD BE PEELED AND FIELD TREATED WITH A PRESERVATIVE OTHERWISE THE LIFE EXPECTANCY WILL BE DRASTICALLY SHORT. LARGE STAPLES FOR TENT TIE DOWNS (OPTIONAL) SHOULD BE INSTALLED IN THE OUTSIDE EDGE OF THE FRAME - (NOT THE TOP).



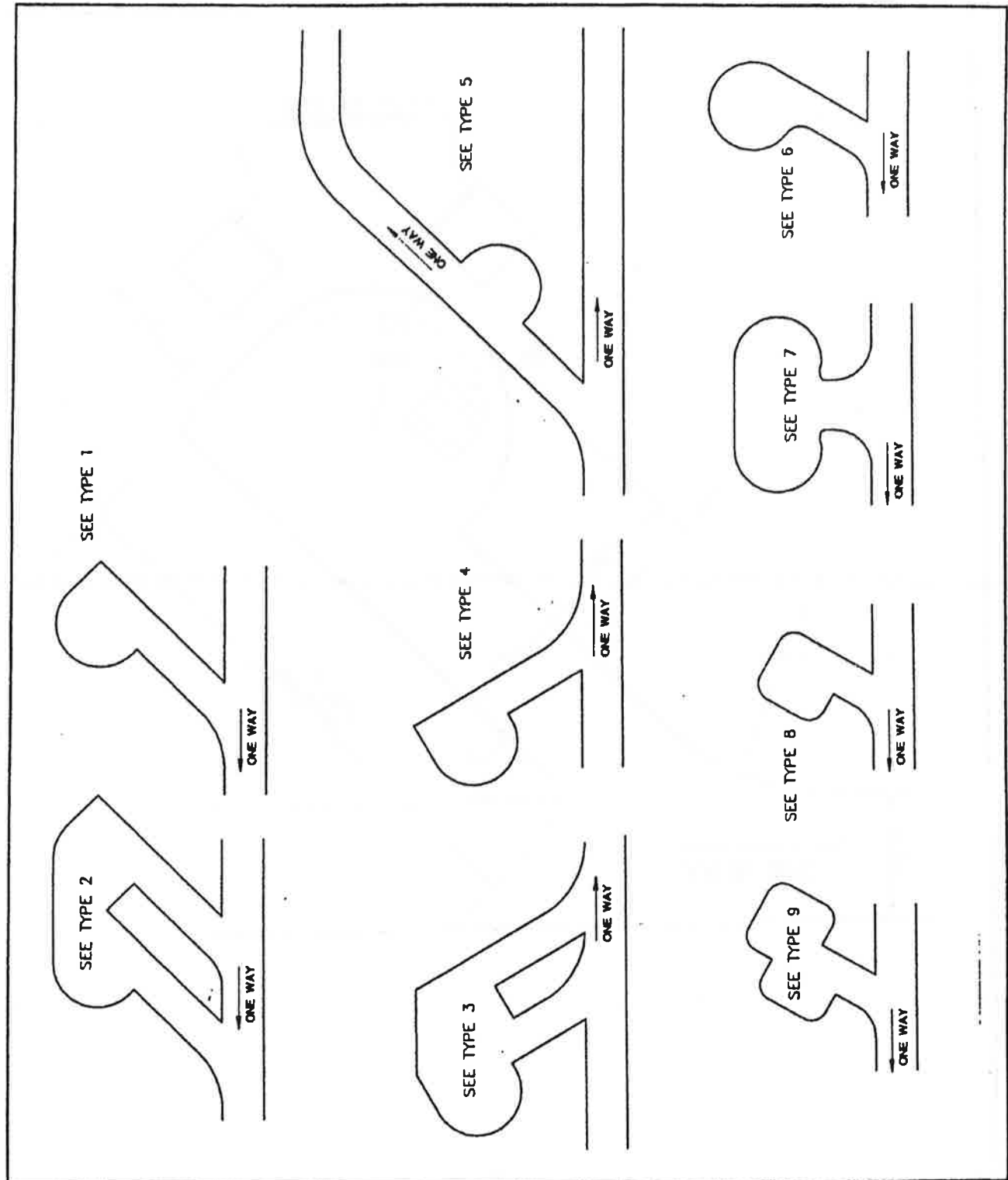
Park Facility Standards

Site Design Guidelines Summary of Campsite Designs

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Site Design Guidelines Campsite - Type 1

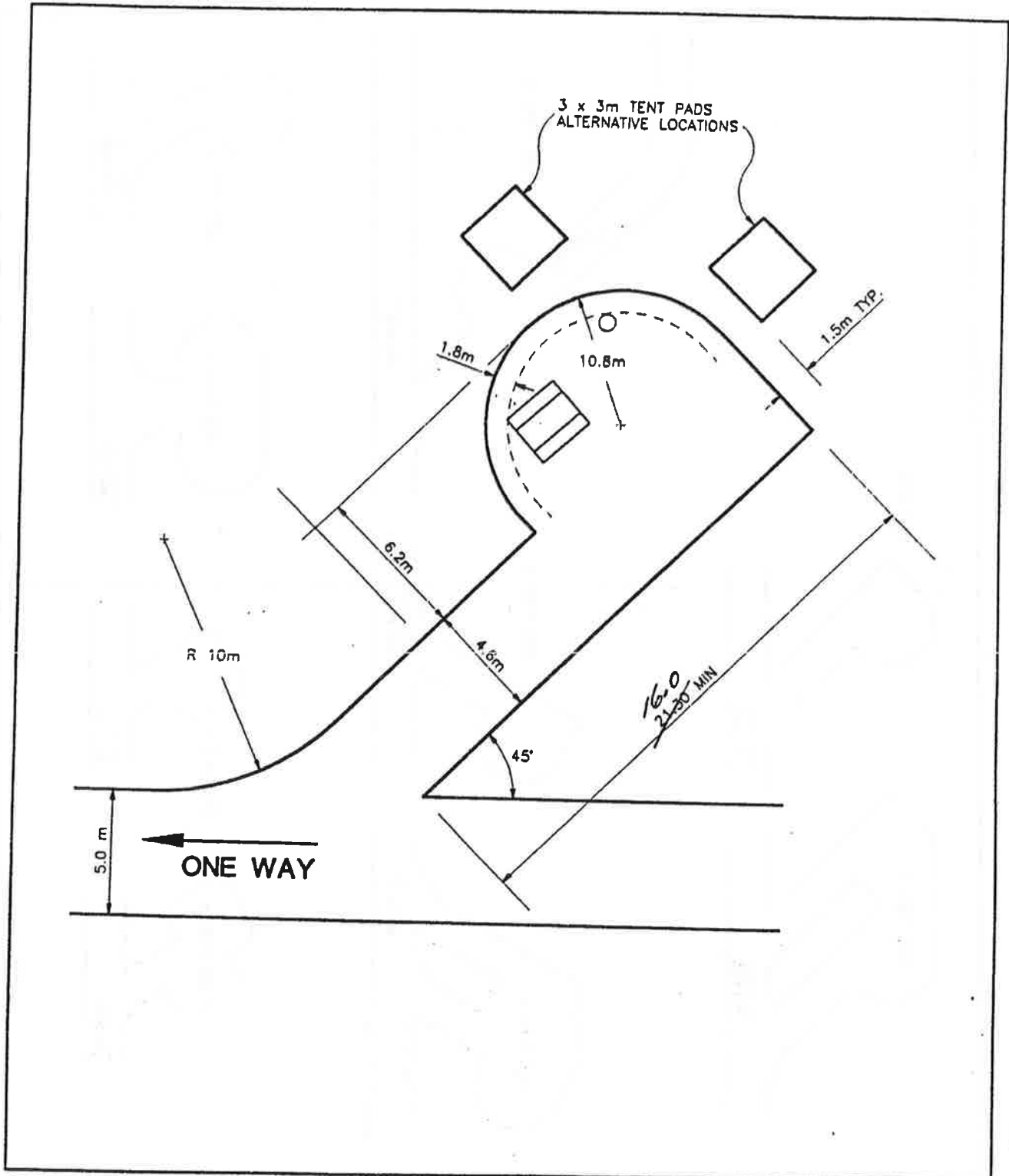
BC Parks

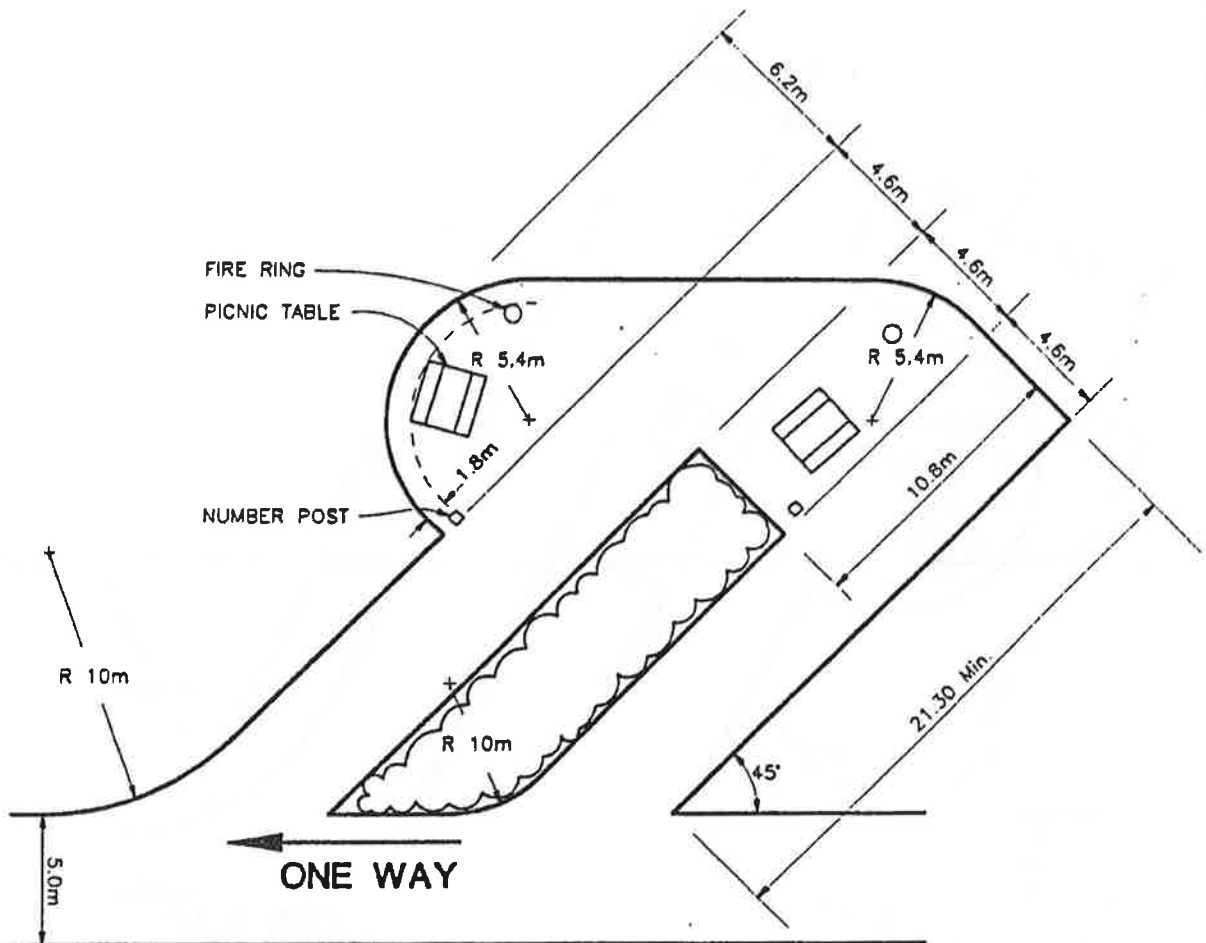
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Site Design Guidelines Campsite - Type 3

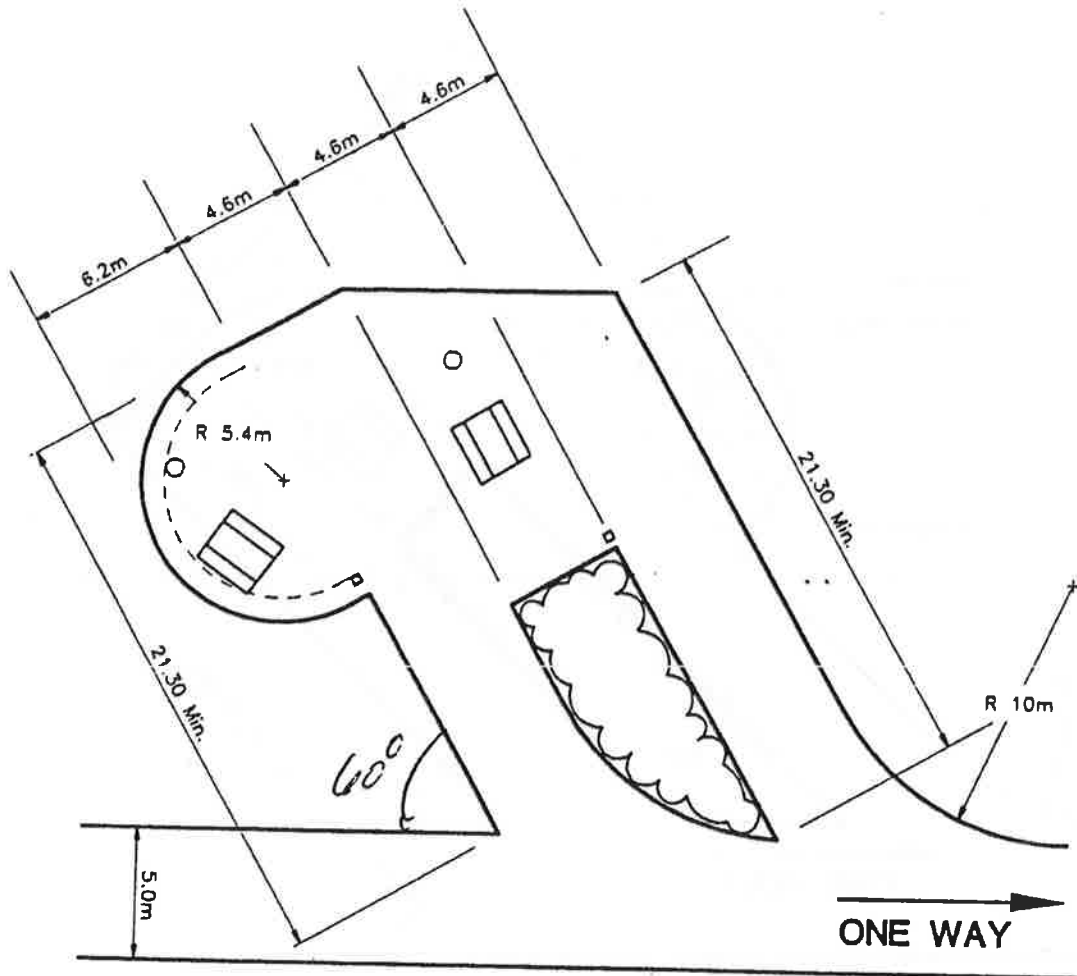
BC Parks

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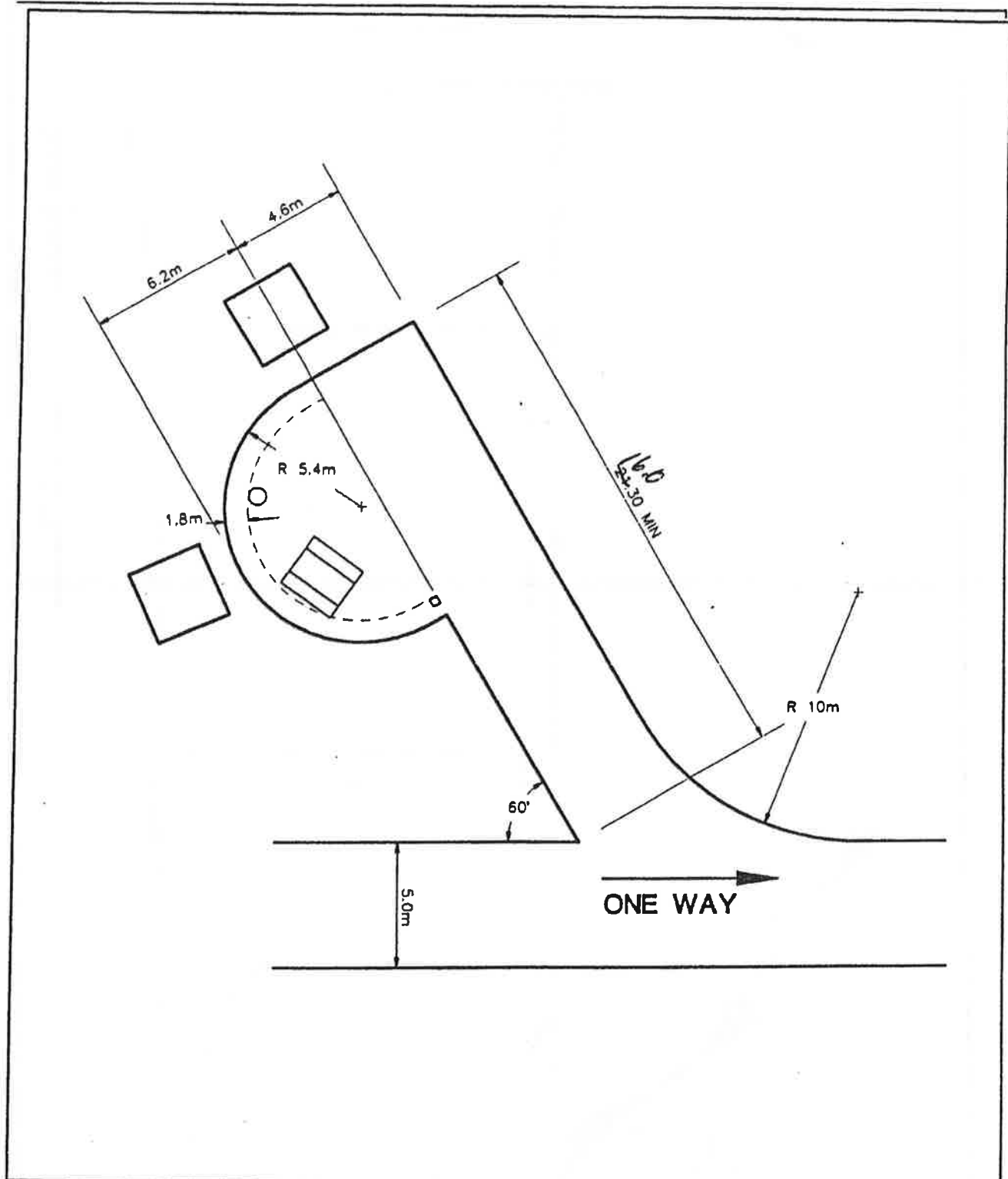
Site Design Guidelines Campsite - Type 4

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Park Facility Standards



LEGEND

EX. POWER LINE

APPROX. LOT BOUNDARY

NOTE: ALL DIMENSIONS IN METRES UNLESS OTHERWISE SPECIFIED

NO.	DATE	REVISION	BY

ENGINEERING LIMITED

1202 FOURTH AVENUE
 SHERBROOKE, QUEBEC J1R 4B6
 TEL: (819) 566-1877
 FAX: (819) 566-1878
 WWW.ELQ.QUEBEC.CA

OWNER	ACT
DESIGNER	ELQ
ENGINEER	ELQ
PROJECT FILE	
DRAWING FILE	Campground_Boundaries
COORDINATOR	ACT
DATE	11-07-13
SCALE	NODE 1:5000

DINOSAUR LAKE ATV CAMPGROUND

APPROXIMATE LEGAL BOUNDARY EXTENTS

CONSULTANTS PROJECT No.

18.04.2013

DATE

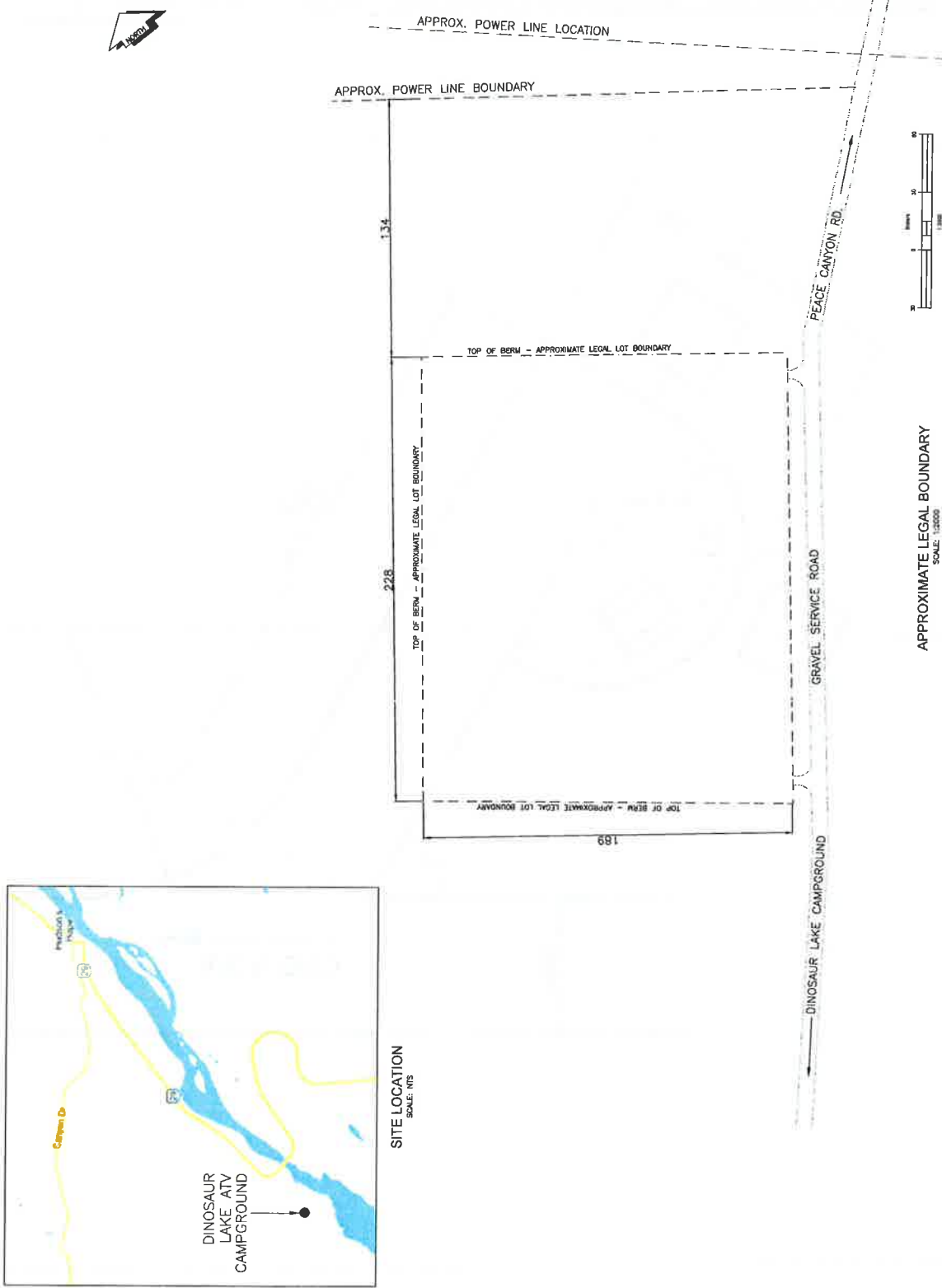
COO1

SHEET No.

1 OF 4

REV. No.

0



S1	2x	-ONE WAY ONLY	
S2	3x	-WOMAN'S RESTROOM	
S2B	3x	-MEN'S RESTROOM	
S3	3x	-CAUTION-PLEASE STAY ON TRAIL	
S4	3x	-GROUP CAMPING	
S5	3x	-WASTE DISPOSAL	
S6	3x	-FIREWOOD - PLEASE USE SPARINGLY	
S7	2x	-PARKING	
S8	2x	-ATV DRIVING	
S9	2x	-TENT/VEHICLE CAMPING	
S10	1x	-CAMPGROUND APPROACH SIGN	
		TURN RIGHT 400m	
S11	2x	-10KM/H SPEED LIMIT	
S12	1x	-PICNIC SHELTER	
S13	1x	-CAMPGROUND RULES AND REGULATIONS	
		-RESERVATIONS MADE ON A FIRST COME FIRST	
		SERVED BASIS.	
		-SELECT YOUR CAMPSITE, AN ATTENDANT WILL BE BY TO	
		REGISTER YOU.	
		-QUIET TIME FROM 10:30PM TO 7:30AM. NO MUSIC OR LOUD	
		NOISE ALLOWED DURING THIS TIME.	
		-ATVS ON CAMPGROUND TRAILS ONLY.	
		-ATVS MUST YIELD TO PEDESTRIANS ON TRAILS.	
		-HELMETS AND SAFETY GEAR TO BE WORN AT ALL TIMES WHILE	
		ON CAMPGROUND PROPERTY.	
		-PETS TO BE KEPT ON A LEASH AT ALL TIMES.	
		-FIRES PERMITTED IN DESIGNATED FIRE PITS ONLY.	
S14	5x	-CAUTION: ATV CROSSING	
S15	1x	-HIGHWAY APPROACH SIGN	
		TURN LEFT 1km AHEAD	
		IMAGES: TENT CAMPING, TENT/VEHICLE	
		CAMPING, ATV USE	
S16	2x	-DO NOT ENTER	
S17	1x	-HUDSON'S HOPE	
		ATV CAMPGROUND	

[illegible]

WAIVER, RELEASE OF LIABILITY AND INDEMINIFICATION AGREEMENT

LAST NAME _____ FIRST NAME _____

THIS AGREEMENT APPLIES TO THE DINOSAUR PARK ATV CAMPROUND.

This agreement constitutes an express contractual assumption of all risks, both a waiver and release from all liability for any negligence or dangerous condition of private property and indemnity for all third party claims [hereinafter "agreement"].

The undersigned for and in consideration of and further for and in exchange of DINOSAUR PARK ATV CAMPROUND allowing my paid use of the premises as follows:

I know that ATV, including four wheelers, motorcycle, three wheelers, dune buggy and bicycle, riding is inherently dangerous sports and recreation activities, in which I choose to voluntarily participate at my own risk. I am aware that the inherent and usual great risks, hazards and substantial dangers of personal injury, death and disability or property damage and loss from riding ATV'S, such as four wheelers, three wheelers, motorcycles, dune buggy, and bicycles (collectively "damages"), necessarily increase when I or others use ramps, trails, traces, unaltered natural terrain, inclines or declines, mud bowls, rough earthen terrain and any man made riding area or earthen terrain. I know that the inherent foreseen and often unforeseen risks, hazards and dangers include, but are not limited to, uncontrollable motor propelled ATV'S and bicycles which can lead to or cause strains, sprains, bruises, broken bones, concussions, heat exhaustion and many other injuries, DEATH and property damage resulting from falling or being thrown from the ATV, wrecking, jumping, landing, performing tricks, or other like activities, as well as colliding with other objects, users, staff, bystanders or spectators. I also understand that these inherent, great, increased risks, hazards and dangers are further increased when other persons, whether or not of the some level of experience or skill, are present at the same time and using the same facilities. (All of the above, defined activities are collectively referred to throughout the Agreement as "The Hazardous Recreational Activities").

By this Agreement, it is my intention to forever relieve DINOSAUR PARK ATV CAMPROUND and anyone associated with and working for DINOSAUR PARK ATV CAMPROUND, including, but not limited to, its owners, landlords, officers, employees, and, agents, volunteers, sponsors, vendors, contractors, and exhibitors of any duty to me and I do assume the entire risk of foreseen or unforeseen, known and unknown, bodily and personal injury claims, damages, losses, harms, deaths, property claims, medical expenses, hospital expenses, and any other type of personal or property damage claims or expenses that might occur during this agreement, I also intend to forever release, discharge and absolve DINOSAUR PARK ATV CAMPROUND from any and all liability for any active or passive negligence whatsoever by DINOSAUR PARK ATV CAMPROUND and to waive and relinquish any claim, demand or causes of action, of whatsoever kind or nature, known or unknown, against DINOSAUR PARK ATV CAMPROUND for any property damage, loss, expense and for any personal injury, damage, loss, harm, death, hospital or medical expense or any other type of expense caused by any negligence of DINOSAUR PARK ATV CAMPROUND or other persons using The Recreation Area and promise on to sue or exercise any legal right to seek damages from DINOSAUR PARK ATV CAMPROUND.

X-----INITIALS

By this Agreement, I also intend to and do forever release, discharge, waive and relinquish and absolve DINOSAUR PARK ATV CAMPGROUND from any and all claims or causes of action against DINOSAUR PARK ATV CAMPGROUND for any property damage, loss or expense and personal injury, damage, loss, harm, death, medical or hospital expense and any other type of expense caused by the Hazardous Recreational Activities and/or by the condition and/or maintenance of The Recreation Area premises or any of its equipment, structures or devices, including but not limited to ramps, trails, traces, unaltered terrain, inclines of declines, mud bowls, rough natural earthen terrain or any man made riding area or altered terrain and promise not to sue or exercise any legal right to seek damages from DINOSAUR PARK ATV CAMPGROUND for injuries or death resulting from any activity, or any reason whatsoever or for any injuries or damages which occur at The Recreation Area. In consideration of being permitted to utilize for pay The Recreation Area, I agree as follows:

As to my participation in any activity, including, but not limited to, the Hazardous Recreational Activities and as so any and all liability for any injury or damages which I may suffer or incur due to any cause whatsoever, while on The Recreation Area premises, I hereby agree:

To forever waive any and all claims for any injury and/or damages that I may have against DINOSAUR PARK ATV CAMPGROUND or any other person, landlord, company or entity in any way associated with it.

X _____ INITIALS

To forever release DINOSAUR PARK ATV CAMPGROUND from any and all liability for any injury and/or damages that I may suffer or incur, or that my next of kin may suffer, as a result of my participation in any activity, including but not limited to the Hazardous Recreational Activities.

X _____ INITIALS

To forever hold harmless and indemnify BURDEN'S DINOSAUR PARK ATV CAMPGROUND from any and all liability for any injury and/or damages to any third party resulting from my participation in any activity, including but not limited to the Hazardous Recreational Activities.

X _____ INITIALS

This waiver and release of liability and indemnification agreement shall be effective and binding upon me, my heirs, next of kin, family, relatives, guardians, conservators, executors, administrators, trustees and assigns in the event of property damages or my injury, disability or death.

X _____ INITIALS

I have read, understand and agree to be bound by the DINOSAUR PARK ATV CAMPGROUND speed limit; NO ALCHOLIC BEVERAGE USE and other RULES FOR USE while using The Recreation Area. I understand the rules and agree that violation of the rules may result in loss of The Recreation Area privileges, removal from the area and/or sanctions.

X _____ INITIALS

I acknowledge and understand that the DINOSAUR PARK ATV CAMPGROUND is AT YOUR OWN RISK recreation facility. DINOSAUR PARK ATV CAMPGROUND does not supervise ATV, four wheeler, three wheeler, motorcycle, dune buggy, or bicycle use or users and assumes no responsibility for them.

I acknowledge and understand that this Agreement affords DINOSAUR PARK ATV CAMPGROUND broader rights and protections than provided by statute and state law and willingly agree to such broader rights and protections for DINOSAUR PARK ATV CAMPGROUND.

I agree that this Agreement is intended to be at least as broad and inclusive as is permitted by laws of the Province of British Columbia and that if any portion of the Agreement is held invalid, it is agreed that the balance shall continue in full legal force and effect.

I certify that I have no medical condition that would cause participation in any activities at The Recreation Area to increase the risk of hazard to my health. In addition, I authorize DINOSAUR PARK ATV CAMPGROUND to provide or cause to be provided such medical treatment that may be necessary or appropriate if I am injured while at The Recreation Area, without there being any admission or implication of responsibility or liability on DINOSAUR PARK ATV CAMPGROUND part by doing so.

I understand and agree that this Agreement shall remain in full force and effect and bind me, my heirs, estate and assigns for any and all present and future allowed or unauthorized use of The Recreation Area by me.

I HAVE AND VOLUNTARILY SIGNED AND INITIALED all pages of this Agreement, and further agree that no oral representations or inducements apart from this Agreement have been made by DINOSAUR PARK ATV CAMPGROUND with regard to the subject matter of this Agreement.

X _____ INITIALS

If I am younger than 18 years old, my parent (legal guardian) and I hereby certify that I am younger than 18 years old. I (we) have completely read and understand this Agreement and its terms. Prior to signing this Agreement, I (we) have had the opportunity to consult an attorney about the affect of this Agreement. I (we) are aware that by signing this Agreement I (we) assume all risks and waive and release all rights that I (we) and my heirs, next of kin, family, relatives, guardians, executors, administrators, trustees, and assigns may have against BURDEN'S CREEK ATV PARK AND MAPP'S FRUIT STAND.

X _____ INITIALS

X _____ INITIALS

THIS AGREEMENT MUST BE SIGNED IN THE PRESENCE OF A DINOSAUR PARK ATV CAMPGROUND REPRESENTATIVE.

WITNESS MY SIGNATURE,

X _____

DATE ____/____/____

MINORS (UNDER 18 YEARS OF AGE)

I, the undersigned, do hereby certify that i am the legal guardians of the below listed minor participant(s) and that i am executing this waiver, release of liability and indemnification agreement for and on behalf of said minor(s), with all terms and conditions of above and foregoing agreement being applicable to said minors, their heirs or assigns, parents, guardians, as well as the undersigned legal guardian.

1. _____ (PRINT NAME OF MINOR PARTICIPANT)

2. _____ (PRINT NAME OF MINOR PARTICIPANT)

3. _____ (PRINT NAME OF MINOR PARTICIPANT)

4. _____ (PRINT NAME OF MINOR PARTICIPANT)

5. _____ (PRINT NAME OF MINOR PARTICIPANT)

X _____
(LEGAL GUARDIAN'S SIGNATURE)

DATE ____/____/____

IF PARTICIPANT IS UNDER 18 YEARS OF AGE AND GUARDIAN IS NOT PRESENT UPON PARTICIPANT'S ENTRY TO BURDEN'S CREEK ATV PARK AND MAPP'S FRUIT STAND, LEGAL GUARDIAN'S SIGNATURE MUST BE NOTARIZED IN ACCORDANCE WITH THIS WAIVER RELEASE OF LIABILITY AND INDEMNIFICATION AGREEMENT.

LEGAL GUARDIAN'S SIGNATURE:

X _____

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS THE _____ DAY OF _____

20 _____ BY _____

NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA

MY COMMISSION EXPIRES _____

NOTARY'S PRINTED NAME: _____

REQUEST FOR DECISION

RFD#: 7SR	Date: March 24, 2014
Meeting#: CM032414	Originator: Tom Matus, CAO
RFD TITLE: Rezoning and Tenure Offer for Light Industrial Zone	

BACKGROUND:

A meeting was held with FLNRO reps regarding a Tenure Offer for Provincial Crown land for use as a Light Industrial Area located on portions of Sec 30 TP 81, Range 25; Sec 29, TP81, Range 25; and Sec 19, TP 81, Range 25.

Present were: DHH: Deputy Mayor Rich Brown and Tom Matus, CAO; FLNRO: Marianne Johnson - Crown Land Opportunities Specialist, and Charles Mercanti, RFT - Sr. Authorizations Officer.

DISCUSSION:

Presently, we have for this area a Licence of Occupation for Community Forest needs which was affected in 2004 – we will have to lift this licence should we proceed with a Tenure Offer and Licence of Occupation for use as Light Industrial needs.

We have learned that the MoTI Gravel Reserve #024553 east of Powell has been cancelled, this frees up this area with no encumbrance.

FLNRO requires that we make application for the portion of land that extends from NE ¼ of Section 19 TP81, Range 25 (intersecting with Highway 29) to the north border line of the SW ¼ of Section 29 TP81, Range 25 (intersecting with Highway 29) for the purposes of Light Industrial use, as per the attached map.

What we need to submit to FLNRO is a motion of intent to rezone this area as Light Industrial; as well, provide them a conceptual subdivision plan of this area. Two of the practical subdivision concepts possible are as follows: 1) we can go with the original idea whereby we would have an approximate 150 meter wide by 1.5 kilometer long strip of land parallel to Highway 29, with a 20 meter wide tree barrier parallel to Highway 29 with a frontage road placed approximately 120 meters inland and parallel to the highway, way we can develop the two sides of the ROW through to the cemetery and proceed after the cemetery if required, thus profiting from economies of scale in that we would service twice as many lots?

We need to determine who is going to be the developer: the District or private developers? The District may want to be the developer so as to expedite the development process, we may need to draft a Borrowing Bylaw with all the procedures this entails – we would later sell the land at fair market value. Or, we can require the Developers to develop the land once they become known.

Prior to this FLNRO will be selling the land to the District of Hudson's Hope at Fair Market Value, so, we will need to approach a Realtor to get an estimate of the market value of the land now but in future we need to have the land appraised by an Appraiser of FLNRO's choice. Adjustments to the purchase price would be made, i.e. distance from large centers (FSJ) last sale of like property, etc – so as to reduce the price.

FLNRO advises that we obtain written comments from the West Moberly, Saulteau, Halfway River First Nations Band Councils in regard to this planned development.

Points of interest, Marianne will:

1. negotiate with MoTI to lift this gravel reserve in place of another location; and
2. help find developers for this area.

BUDGET:

N/A at this time.

RESOLUTION:

That Council for the purposes of submitting to FLNRO will make the following resolutions:

1. "That Council direct staff to apply to FLNRO to lift all gravel reserves on the lands described as Sec 30 TP 81, Range 25; Sec 29, TP81, Range 25; and Sec 19, TP 81, Range 25 through the swapping of other lands for use as gravel reserve."


2. "That Council intends to amend our OCP and Zoning Bylaws to rezone the following:

A portion of land within 150 meters perpendicular from and running parallel to Highway 29 beginning at and extending from the southern boundary of NE ¼ of Section 19 TP81, Range 25 (which intersects with Hwy 29), extending through and along the south eastern boundary, of SE ¼ Section 30 TP81 Range 25, (abutting to and parallel to Highway 29), to the northern boundary, of the SW ¼ of Section 29 TP81, Range 25, (which intersects with Highway 29), as Light Industrial - a distance of approximately 1.5 kilometers"; and

3. "Direct Staff to prepare amendments to the current OCP and Zoning Bylaws to rezone the above mentioned 150 meters wide by approximately 1.5 kilometer long portion of land parallel to the north side of Highway 29 location as described above be rezoned as M1 – Light Industrial. And to begin the process to request from the ALC that the portion of land identified as ALR within SW ¼ Section 19 be excluded from the ALR or be classified as non-farm use."

RECOMMENDATION

The remaining lands north and west of the aforementioned described lands to be zoned M1 – Light Industrial within NE ¼ of Section 19, TP 81, Range 25 and SE ¼ of Section 30 TP 81, Range 25 and SW ¼ of Section 29, TP81, Range 25 remain as previously zoned being that NE ¼ of Section 19 TP81, Range 25 remain as P2 - Parks and Open Space; that SE ¼ Section 30 TP81 Range 25 remain as RU2 - Rural Agriculture; and that SW ¼ of Section 29 TP81, Range 25 remain as P1 - Institutional.



Tom Matus, CAO

