

To: CAO for the Regional and Corporate Services Committee

Date: 2019-12-10

From: Trina Douglas, Manager of Contracted Services

File No: 3920-20

Subject: Vedder River Campground Amendment Bylaw No. 1562, 2019

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider giving three readings and adoption to the Bylaw cited as *Fraser Valley Regional District Vedder River Campground Amendment Bylaw No. 1562, 2019*.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

PRIORITIES

Priority #4 Tourism

Priority #5 Outdoor Recreation

BACKGROUND

The Fraser Valley Regional District (FVRD) acquired the Vedder River Campground in 2017 from the Cultus Lake Park Board as it offered a strategic addition to the Regional Parks Program. The campground is ideally situated along the Vedder River and helps fulfil the high demand for camping and outdoor amenities within the region. 2018 was the first operational season under FVRD management and Bylaw No. 1476, 2018 was adopted for the use and administration of this campground by the FVRD, their contractors, and visitors.

Bylaw No. 1476, 2018 was modelled on the prior Cultus Lake Park bylaw used for the campground. This bylaw has served well in meeting the needs of the campground to date; however it has been appreciated that there are some areas requiring updating to support the safety and enjoyment of users of the campground as well as fee increases to be more in line with other local comparable campgrounds and to support cost recovery with the inclusion of premium Wi-Fi.

DISCUSSION

Through the proposed amendment, clarity has been added to several contraventions that support the functionality of the campground and offer a more family-friendly environment. These changes will provide better clarity to the intent of the bylaw and offer users a better experience.

Through the proposed amendment, staff has provided for an increase to the camping rates to better compare with other similar local campgrounds and to support the inclusion of premium Wi-Fi. Premium Wi-Fi rates are at \$1.00/day or \$20.00/month for Seasonal Campers. The cost recovery on this

upgraded premium Wi-Fi (high speed internet access) model has been low due to password sharing between campers. Staff have worked to update passwords periodically to rectify this issue; however, it has proven to be a continuing issue and creates administrative difficulty for the team at the Gatehouse during busy times. The proposed inclusion of premium Wi-Fi will significantly reduce the administrative time associated with managing the distribution of the service. This proposed inclusion will also ensure that all registered campers will be able to access the service as part of their camping experience. These proposed increases will allow for the costs and functionality of the campground to be adequately reflected in the fees.

Maximum stays for tent and partial hook-up sites are proposed to support our family-focused environment as many look to these more affordable sites to offer the camping experience to their children. Unfortunately, these sites are usually fully booked for weekends with a wait list for cancellations on long weekends. These sites, due to their lower fees, have started to be used as long term stay options which has proven to be an issue with the collection of materials and poor esthetics. The lack of amenities at these sites do not support long-term stays and it puts additional stress on our already overtaxed shower and laundry systems. The proposed maximum stay will allow for families to book these sites where often they were otherwise unavailable and increased revenue will be realized.

In 2018, rates were proposed to increase Seasonal Camping in a two-phase approach to bring the rate closer to market value. The first increase occurred in 2018, where the Seasonal Camping rate increased from \$2200 to \$2855. Now, the second step will increase the Seasonal Camping rate from \$2855 to \$3510 for 2021. This proposed increase is equal to a monthly rate of \$702 which still offers significant value particularly as it allows for a greater number of adults and vehicles than other sites at the campground. While the rate is increasing, it continues to offer good value and is still lower than local comparable seasonal campground rates. As was afforded in 2018 when the rates increased, Seasonal Campers will be offered one year of notice to the increase allowing them the opportunity to continue at current rates for 2020 with the increase being implemented in 2021.

Proposed amendments to Bylaw No. 1467, 2018 are summarized in Appendix A.

COST

There will be an expected increase in revenue from these proposed changes to be realized in 2021 for Seasonal Campsites and in 2020 under the overnight camping fees, occupants, reservation fees, and day use parking. As the rates for premium Wi-Fi will no longer be charged under the proposed amendment, there will be a reduction in this budget line item; however, the overall revenue will increase higher than that was previously gained from premium Wi-Fi charges.

CONCLUSION

The proposed amendments will provide greater clarity for campground staff and the public, a better user experience, and will allow additional revenue to be gained to support infrastructure costs.

COMMENTS BY:

Stacey Barker, Director of Regional Services: Reviewed and supported.

Mike Veenbaas, Director of Financial Services: Reviewed and supported.

Jennifer Kinneman, Acting Chief Administrative Officer: Reviewed and supported.

Appendix A: Proposed amendments to Bylaw No. 1467, 2018

Section	Current Bylaw	Proposed Amendment	Rationale
2 DEFINITIONS	Not currently defined	"Electronic Smoking Device means a vaporizer or inhalant type device or component of such a device that contains a power source and heating element designed to heat a substance and provide vapour to be inhaled by the use of the device directly through the mouth or nose";	To provide added clarification
2 DEFINITIONS	Not currently defined	"Smoke or Smoking" means inhaling, burning, or carrying any lighted or heated cigar, cigarette, hookah or pipe or any other lighted or heated tobacco or plant product intended for inhalation, including cannabis, whether natural or synthetic in any manor or in any form. Smoking also includes the use of any Electronic Smoking Device.	To provide added clarification
6.5	One member from each Camping Party must register with the Campground Operator...	One <i>Adult</i> member from each Camping Party...	To provide added clarification
6.8	All Registered Campers and Authorized Campers must only occupy the Campsite assigned...	All Registered Campers, Authorized Campers, <i>and associated Visitors</i> must only occupy the Campsite assigned...	To address issues with campground visitors
6 GENERAL REGULATIONS		6.16. With the exception of full hookup Campsites, Seasonal Campsites, and pull through Campsites, the maximum consecutive stay at a Campsite is fourteen (14) days.	To support our family friendly focus.
8.2	With the exception of group Campsites, the maximum size of any Camping Party is eight (8) persons, no more than four (4) of which can be Adults.	With the exception of group Campsites <i>and alcove Campsites</i> , the maximum size of any Camping Party is eight (8) persons, no more than <i>six (6)</i> of which can be Adults. <i>For alcove Campsites, the maximum size of any Camping Party is ten (10) persons no more of six (6) of which can</i>	To offer more availability to camping parties with more than 4 adults

		<i>be Adults...</i>	
8.3	With the exception of group Campsites and Seasonal Campsites, camping rates are based on up to two (2) Adults per site. ..	With the exception of group Campsites, Seasonal Campsites, <i>and alcove Campsites</i> , camping rates are based on up to two (2) Adults per site...	Update to reflect other changes
8.4	With the exception of group Campsites, each Campsite is permitted only one Recreational Vehicle Unit. Each Campsite is permitted only one tent in addition to the Recreational Vehicle Unit. If there is no Recreational Vehicle Unit, two tents are permitted.	With the exception of Group Campsites, each Campsite is permitted only one (1) Recreational Vehicle Unit.	tent restrictions removed for easier administration
10.4	The total number of Visitors plus members of the Camping Party must not exceed eight (8) persons per site...	The total number of Visitors plus members of the Camping Party must not exceed the Camping Party maximums described in Section 8.2 at any one time.	Update to reflect other changes
13.2	All Motor Vehicles in the Campground must be fully operable and insured.	All Motor Vehicles, <i>Recreational Vehicle Units, and Trailers</i> in the Campground must be fully operable and insured.	To prevent storage of broken RVs or trailers
13.4	A person must not park a Motor Vehicle in the Campground except inside their registered Campsite ...	A person must not park a Motor Vehicle, <i>a Recreational Vehicle Unit, or a Trailer</i> in the Campground except inside their registered Campsite ...	To provide additional clarification
13.5	Motor Vehicles parked in contravention of Section 13.4 may be towed away ...	Motor Vehicles, <i>Recreational Vehicle Units, or Trailers</i> parked in contravention of Section 13.4 may be towed away...	To provide additional clarification
13.6	A person must not operate, park, or stop a Motor Vehicle in the Campground in a manner	A person must not operate, park, or stop a Motor Vehicle, <i>a Recreational Vehicle Unit, or a Trailer</i> in the Campground in a manner that	To provide additional clarification

	that impedes proper, free and safe use ...	impedes proper, free and safe use ...	
13.8	A person must not wash, clean, polish, repair, tune up, or do any maintenance or mechanical work to a Motor Vehicle in the Campground.	A person must not wash, clean, polish, repair, tune up, or do any maintenance or mechanical work to a Motor Vehicle in the Campground, <i>a Recreational Vehicle Unit, or a Trailer</i> in the Campground".	To provide additional clarification
16 GARBAGE, COMPOST, AND RECYCLING		16.3. A person must not remove any material from recycling receptacles unless authorized by the Campground Operator.	To prevent campers from taking recycling from bins
17.2	With the exception of group Campsites, the maximum number of Pets allowed within each Camping Party is two.	With the exception of group Campsites, the maximum number of Pets allowed within each Camping Party is <i>three (3)</i> .	This is in line with the maximums in our regional animal control bylaw
20.1 (f)	Campground registration may be revoked or refused if one or more of the following applies... any person has exhibited abusive, disrespectful or threatening behaviour or language towards Campground staff.	Campground registration may be revoked or refused if one or more of the following applies... Any person has exhibited abusive, disrespectful, or threatening behaviour or language.	To clarify that abusive behaviour will not be tolerated to anyone, not just to campground staff.
Schedule A: Fees and Other Charges			
Reservation Fee	\$7/site	\$10/site	Update to meet reservation system costs
Tent Sites (no hookup) – nightly	\$30	\$31	Inclusion of Premium Wifi
Tent Sites (no hookup) – weekly	\$180	\$186	Inclusion of Premium Wifi. 7 th night is free.
Tent Sites (no hookup) – monthly	\$690	n/a	Update to remove the monthly discount
Alcove Sites	\$960	n/a	Update to

(no hookup, double sites) – monthly			remove the monthly discount
Partial Hook-Up Sites (electric & water) – nightly	\$35	\$36	Inclusion of Premium Wifi
Partial Hook-Up Sites (electric & water) – weekly	\$210	\$216	Inclusion of Premium Wifi. 7 th night is free.
Partial Hook-Up Sites (electric & water) - monthly	\$805	n/a	Update to remove the monthly discount
Full Hook-Up Sites - nightly	\$39	\$40	Inclusion of Premium Wifi
Full Hook-Up Sites - weekly	\$234	\$240	Inclusion of Premium Wifi. 7 th night is free.
Full Hook-Up Sites - monthly	\$897	\$920	Inclusion of Premium Wifi. 4 th week is free.
Pull-Through Sites - nightly	\$41	\$42	Inclusion of Premium Wifi
Pull-Through Sites - weekly	\$246	\$252	Inclusion of Premium Wifi. 7 th night is free.
Pull-Through Sites - monthly	\$943	\$966	Inclusion of Premium Wifi. 4 th week is free.
Seasonal	\$2,855	\$3510	Phase two of proposed increases.
Electronic Swipe Card Deposit	\$25	n/a	Service no longer offered
Wi-Fi Premium: Daily	\$1/day	n/a	Included in the proposed camping fees
Wi-Fi Premium: Monthly	\$20/month	n/a	Included in the proposed fees
Extra Adult /night	\$7.50	\$10	Update to be more in line with similar campground

			offerings
Extra Adult /week	\$45	\$60	Update to meet overnight but allow for discount
Extra Adult /month	\$172.50	\$230	Update to meet overnight but allow for discount
Day Visitor Vehicle	\$7.50	\$10	Update to be more in line with similar campground offerings
Pet/day	\$4	\$5	Update to be more in line with similar campground offerings
Pet/week	\$24	\$30	Update to be more in line with similar campground offerings but allow for discount/week
Pet/month	\$92	\$115	Update to be more in line with similar campground offerings but allow for discount/month