

Asset: Riondel Community Campground



Address: 1709 Eastman
Postal Code: V0B 2B0
City/Town: Riondel

Ownership Riondel Community Campground Society
Property Leased from Teck Metals Ltd. Since 1995

Contact Person(s)	Phone	Email
Simon Lazarchuk	(250) 225-1910	NA
Paula Bailly (Administrator)	NA	NA
Campground	(250) 225-3338	rccsociety@bluebell.ca

Society Number: S-33029

Website: <http://riondelcampground.ca/>

Site Area: 2.6 Hectares

Year Established: 1972 (formally designated)



Asset Description

43-site campground in old-growth forest setting on the shores of beautiful Kootenay Lake, Located 9 km off of Highway 3A.

Strategic Value

One of the few remaining public beach campgrounds on the lake. With amenities, goal to remain rustic, catering to family oriented users and community use as much as new comers. People comment on the natural beauty and rustic feel. Generates revenue for community. 50% of business is repeat business.

Utilization (Overall): Frequent

Utilization (Seasonally): Spring: 30-40% Summer: 90-100% Fall: 40-50% Winter: NA

Functionality: Very High

Occupant Load Capacity: 250

Official fire Code Assessed: No

Comment:

43 sites. 4 adults or 2 adults + up to 4 children per site based on BC parks Reg. 250 maximum estimated.

Site Infrastructure:

Type: Beach Access	Condition: Very Good
Comment: Public Beach Access	
Type: Campfires	Condition: Very Good
Comment: High Quality Metal Fire Rings	
Type: Camping (Vehicle Accessible)	Condition: Very Good
Comment: Spacious Camp Sites	
Type: Drinking Water	Condition: Very Good
Comment: Connected to Municipal System	
Type: Multi-use Building	Condition: Very Good
Comment: Admin Office. Many professional renovations (interior and exterior) completed April 2017	
Type: Pavilion	Condition: Very Good
Comment: Beautiful, but not the greatest shelter for bad weather. Built 2013-2014	
Type: Picnic Tables	Condition: Good
Comment: 1 per site. 90% are in good shape, some are very new and some are old or very old	
Type: Sani Station	Condition: Good
Comment: Functional and maintained	
Type: Showers	Condition: Good
Comment: Looking to upgrade the coin boxes	
Type: Parking	Condition: Good
Comment: Need more day use parking	
Type: Forest	Condition: Very Good
Comment: Old growth cedar forest	
Type: Washrooms	Condition: Good
Comment: Functional and maintained	

Renovations and Expansions

Year:	Description/Comment:
Early 2000s	Shower, Bathhouse, hot water, water lines to service campsites
2013-2014	North Bay Pavilion was erected
2015	Swim dock Added
2016	2 tenting platforms added
2017	The "bluebell Site" was created
2017	Admin Office. Many Professional renovations (interior and exterior) were completed April 2017

Vegetation and Ground Cover

Cover Type:	Percent Cover:
Rocks/Cobble	10-20%
Trees	90-100%
Invasive Species	0-10%

Comment:

Old growth cedar forest, gravel road. Small amounts of knapweed around beachfront

Internet

Technology:	Hardwired broadband
Speed:	<10Mbps
ISP:	Bluebell
Service Quality:	Very good

Comment:

Within pavilion boundary. Hardwired to office with WIFI router. Registered guest use. Pass secured. (speed intentionally limited to 5Mbps)

Washrooms

# of Washrooms:		1		1		0
# of Stalls (total)	F	2	M	1	U	0
# of urinals (total)				1		0
Condition:	Moderate					
Renovations/ Expansions:	2010					

Comment:

Probably first washrooms. Hot showers (metered) installed in 2010. Aging. Room for improvement.

Handicapped Access

Accessibility	Yes
Condition:	Poor
Renovations/ Expansions:	No

Comment:

Washrooms are not. Could not be independent in a wheelchair at the campground.

Appearance

Overall Appearance:	Very good
Maintenance System:	Yes

Comment:

Beautiful natural setting. Campground host is responsible for upkeep or maintenance, some work is contracted out.

Parking

# of Parking Spaces	51 to 75
Surface Type:	Gravel
Condition:	Good
Renovations/ Expansions:	No

Comment:

General annual maintenance. More day use parking is needed.

Site Security

Comment:

Host on site. Gates are locked at the end of the season. Continual efforts are made to limit unauthorized access off season.

Capital Interventions Anticipated

Comment:

1. Complete retrofit of drinking water infrastructure: Bring in new main line from municipal system. Replace stand pipes.
2. Finish interior of pavilion.
3. Build additional washroom.
4. Long term planning of additional sites: create pull-through sites for big rigs

Waste Management Systems

Recycling:	Yes, W/O Removal Service
Waste Bins:	Adequate Capacity
Waste Removal Service:	No
Bear Proof Waste Containers:	No
Renovations/ Expansions:	2016
Compost System:	No

Comment:

New garbage/recycling storage structure was built by volunteers in April 2016. Waste and refundables collected on site, camp host is responsible for disposal at transfer station. Looking into bear proof containers. Wish to move waste management to sani-station area. Room for improvement.

Additional Observations

Comment:

Saturday markets take place here. Website recently redeveloped. It is difficult to get grants because the society does not fit into typical categories.