



DEVELOPMENT PERMIT WITH VARIANCE No. 1379

ISSUED TO: Cameron Morris and Gwen Morris

WITH RESPECT TO THE FOLLOWING LAND:

Lot 13 District Lots 2725 and 8489 Cariboo District Plan 16947
PID: 011 – 742 – 551

1. This Development Permit with Variance is issued pursuant to the *Local Government Act*.
2. The general purpose of this Permit is to vary the combined maximum total floor area of accessory buildings and to allow for the construction of a pole barn, retaining wall, and a lake access path/stairs.
3. This Permit recognizes the location of the existing vegetation, accessory building (pit privy), accessory building (storage shed), driveway, 1.0m tall retaining wall, and deck.
4. This Permit specifically varies Section 31.0 (7)(iii) of Schedule 'A' to Regional District of Fraser-Fort George Zoning Bylaw No. 2892, as amended, by increasing the combined maximum total floor area of one or more accessory buildings from 50.0m² to 80.0m².
5. This Permit is in addition to and amends Development Permit No. 866 with respect to the construction of an accessory building (pole barn), retaining wall, lake access path, and new gravel/lawn areas.
6. This Development Permit with Variance specifically permits the following development and alteration of land within the Ness Lake Development Permit Area, as designated in the Salmon River-Lakes Official Community Plan Bylaw No. 1587 pursuant to the *Local Government Act*:
 - a) Construction of an accessory building (pole barn) with a maximum footprint of 60.0m².
 - b) Construction of a retaining wall adjacent to the side and front property lines with a maximum height of 3.1m.
 - c) Earthworks and vegetation removal associated with the construction of the retaining wall and new gravel/lawn areas.
 - d) Construction of a maximum 3.5m wide lake access path/stairs.
7. All work is to be substantially as shown on Appendix 'A' attached to and forming part of the Permit and is **subject to the following**:
 - a) All earthworks and vegetation removal shall be strictly limited to that which is required to accommodate development authorized in Section 6 of this Permit.
 - b) Exposed soils on the lower side of the retaining wall shall be retained by depositing gravel and/or be re-seeded.
 - c) Exposed slopes on the upper side of the retaining wall shall be replanted with deep rooting native vegetation and be re-seeded.
 - d) Exposed soils associated with the construction of the lake access shall be graded, replanted, and re-seeded.

- e) The portion of the lands located within 100.0 m, measured horizontally, from the natural boundary of Ness Lake shall remain free of development, land alteration and vegetation removal activities except for what is allowed by this Permit.
 - f) Any works on the property, as identified in this Permit, will be performed in such a way that no fuel, hydrocarbons, soil, sediment, or other harmful materials may enter Ness Lake. Before any works or activities are done close to Ness Lake, erosion control methods must be in place.
 - g) Land alteration activities are not to coincide with wet weather conditions. The removal of material must not lead to bank instability or increase the risk of erosion. Exposed soils should be seeded with restoration grass mix and/or actively planted with deep rooting vegetation, in a timely manner.
 - h) All development, including use, size and siting of buildings and structures, including sewage disposal systems, shall be in accordance with Zoning Bylaw No. 2892, as amended or replaced.
 - i) Accessory buildings must not be occupied as a dwelling unit or recreation cabin, in accordance with Zoning Bylaw No. 2892, as amended or replaced. Furthermore, the combined maximum total floor area of all accessory buildings and structures is limited to 50.0 m² until a permitted use (e.g., Residential-Single Family dwelling) is established.
 - j) No indoor plumbing is to be installed in any building, and no water borne sewage is to be generated, until such a time as the building is served by an approved water borne sewage disposal system on the property.
 - k) The owner or occupier is responsible for verifying the location of all lot lines and watercourse natural boundaries prior to development.
 - l) For any earthworks necessary for site preparation allowed by this Permit, a geotechnical report may be required to confirm the safety of such developments for the intended use without undue risk. The report shall be prepared by a Qualified Professional registered in British Columbia with qualifications and experience in the fields of geoscience and training in geotechnical engineering and geohazard assessment.
8. This Permit shall lapse if the holder of this Permit does not substantially commence any work with respect to which this Permit is issued within two years after the date it is issued.
9. This Permit does not relieve the owner or occupier from obtaining any other approvals required by the Regional District or any other jurisdiction, or from meeting any applicable regulations. Furthermore, this Permit is not a building or sewage disposal permit.
10. The land shall be developed strictly in accordance with this Permit.

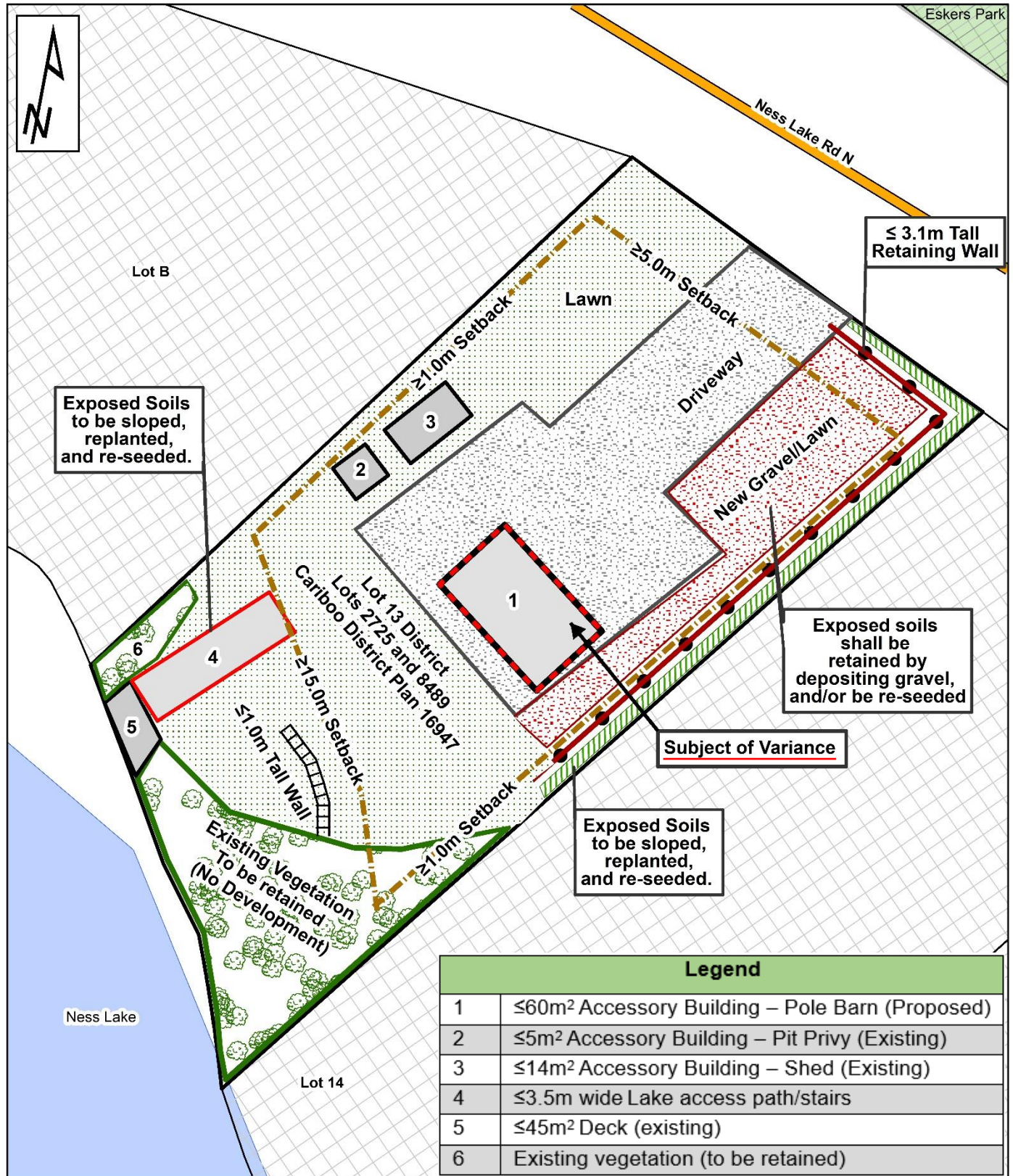
[The zoning on the property at date of issuance of this Permit is Residential 3 (R3) pursuant to Zoning Bylaw No. 2892]

DEVELOPMENT PERMIT WITH VARIANCE No. 1379 ISSUED BY RESOLUTION OF THE REGIONAL DISTRICT BOARD ON THE [] DAY OF [], 2022

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K. Jensen, General Manager of Legislative and Corporate Services

APPENDIX 'A' OF DEVELOPMENT PERMIT WITH VARIANCE No. 1379



APPENDIX 'A' ATTACHED TO AND FORMING PART OF DEVELOPMENT PERMIT WITH VARIANCE No. 1379

NOT DRAWN TO SCALE

DRAFT

K. Jensen, General Manager of Legislative and Corporate Services