

Development Permit with Variance No. 1379

Agency
Comments:

RDFFG – Building

- Any retaining walls over 1.2m /4ft will require a building permit and to be designed by a registered professional, stamped drawings and letters of assurance to be provided.
- The existing building (pole shed) is recognized as non-permitted building by Building Inspection and no permits will be issued. No alterations or add on to the structure without engineering and permits is allowed.
- A legal survey will be required to prove lot line clearances of the existing structure.

*Dana Ferguson, Senior Building Inspector
Regional District of Fraser-Fort George*

Telus

I have reviewed the attached document and determined that TELUS has no objection to this proposal. Please feel free to contact us for any questions or if you require additional information.

*Wayne Hornak, A.Sc.T.
TELUS – Outside Plant Engineering*

Ministry of Transportation and Infrastructure (MoTI)

The Ministry of Transportation & Infrastructure (MoTI) has received the above noted referral from the Regional District of Fraser-Fort George regarding a development variance permit. The application has been reviewed, and MoTI has the following comments for your consideration:

- No storm drainage shall be directed to Ministry of Transportation and Infrastructure drainage systems. This includes but is not limited to collection and run-off of the internal road system.
- MoTI setback requirements to be followed as per Section 12 of the Provincial Undertakings Regulation
(https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/513_2004#section12)

Restriction on placement of buildings or other structures

12 An owner, occupier or lessee of land must not, without the consent of the minister, place or cause or allow to be placed any building, trailer, mobile home or other structure within the following distance from the property line fronting on any arterial highway within a municipality or on any highway in unorganized territory:

- (a) if a public lane or alley provides secondary access to the property, 3 m;
- (b) in any other case, 4.5 m.

*Sydney Mellett Development Officer
MoTI - Fort George District*

BC Hydro

BC Hydro has no objections as our works are not affected. For a new electrical service connection, please contact 1-877-520-1355 or complete an online application form available at: <http://www.bchydro.com/youraccount>

*Kristi Morin, Property Coordinator
BC Hydro - Property Rights Services*

Ministry of Land, Water and Resource Stewardship – Landbased Stewardship

I have reviewed the referral information for the Development Permit with Variance application (No. 1379), at 27385 Ness Lake Road North, and I do not have any concerns.

As additional vegetation removal may be required for construction of the retaining wall and new gravel/lawn areas, the landowner can be reminded about the Wildlife Act. Specifically, Section 34(a) of the Wildlife Act which protects all birds and their eggs, and Section 34(c) which protects their nests while they are occupied by a bird or egg. Nesting periods can be identified by a qualified professional, and in the Omineca they are generally from April 30th through August 1st, although

some raptors may start nesting as early as February. Section 34(b) of the Wildlife Act protects the nests of eagles, peregrine falcons, gyrfalcons, ospreys, and herons year-round. This means that a tree or other structure containing such a nest must not be felled, even outside of the breeding season for these species.

*Sherri Elwell M.Sc. R.P.Bio, Ecosystems Biologist
Landbase Stewardship - Omineca Region*