



DRAFT DEVELOPMENT PERMIT WITH VARIANCE NO. 1491

ISSUED TO: Jessica Hirsch

WITH RESPECT TO THE FOLLOWING LAND:

LOT 12 DISTRICT LOT 2726 CARIBOO DISTRICT PLAN 16656
PID: 011-723-254

1. This Development Permit with Variance is issued pursuant to the *Local Government Act*.
2. The general purpose of this Permit is to reduce the side lot line setback requirements to permit the construction of an attached garage to the existing residential dwelling.
3. This Permit recognizes the location of the existing vegetation, residential dwelling, and the driveway.
4. This Permit specifically varies Section 31.0 (6)(a)(iii) of Schedule 'A' to Regional District of Fraser-Fort George Zoning Bylaw No. 2892, 2014, as amended, by decreasing the minimum side lot line setback of a building or structure from 2.5m to 1.0m as shown on Appendix 'A'.
5. This Permit 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, 1996, pursuant to the Local Government Act:
 - a) Construction of a garage attached to the dwelling unit with a maximum footprint of 75m².
6. 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) No vegetation or tree removal within 15.0m of the natural boundary of Ness Lake.
 - b) All earthworks and vegetation removal shall be strictly limited to that which is required to accommodate development authorized in Section 5.0 of this Permit.
 - c) 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.
 - d) 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.
 - e) 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.
 - f) Accessory buildings must not be occupied as a dwelling unit or recreation cabin, in accordance with Zoning Bylaw No. 2892, as amended or replaced.

- g) The owner or occupier is responsible for verifying the location of all lot lines and watercourse natural boundaries prior to development.
- 7. 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.
- 8. 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.
- 9. The land shall be developed strictly in accordance with this Permit.

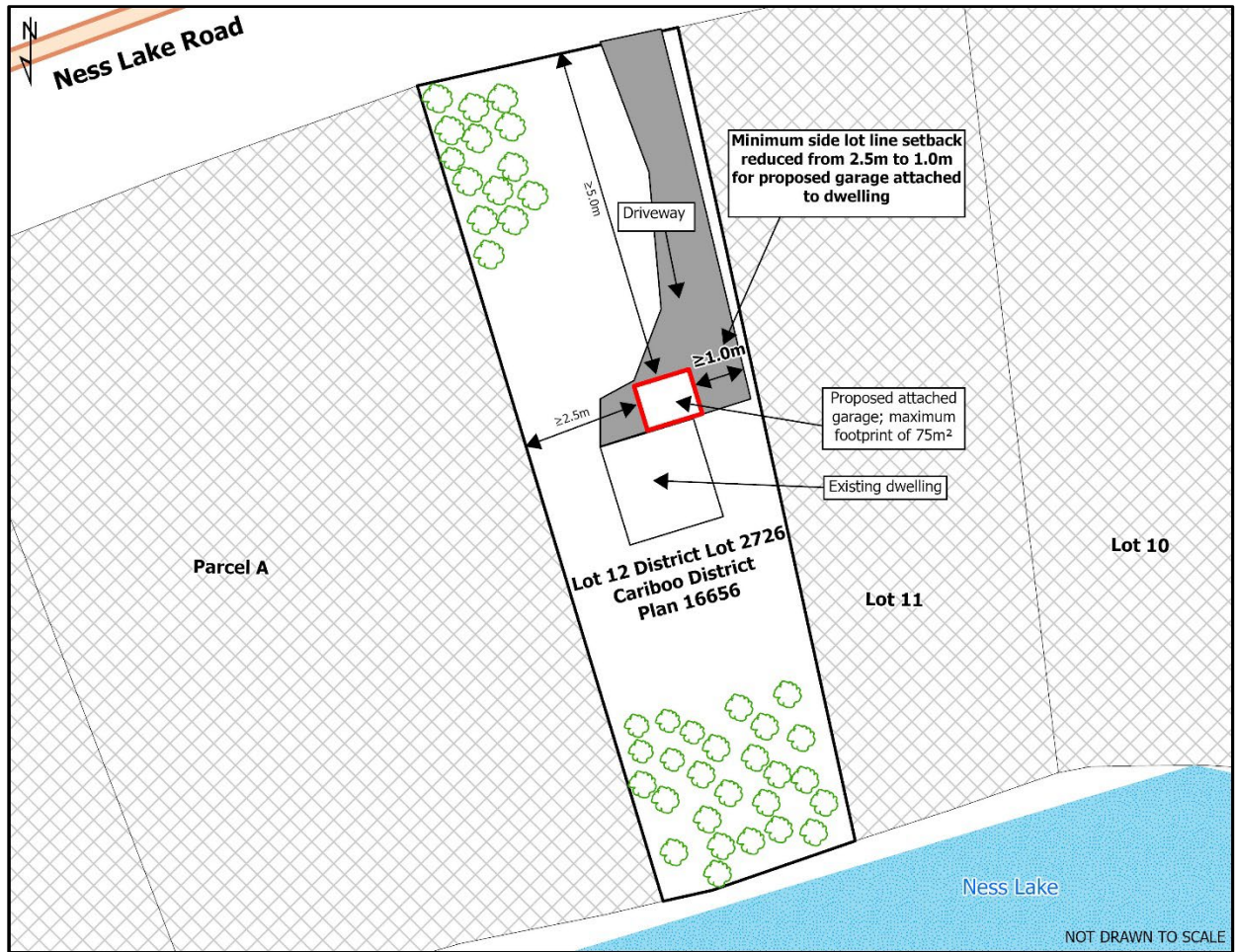
[The zoning on the property at date of issuance of this Permit is Residential 3 (R3) pursuant to Zoning Bylaw No. 2892, 2014]

DEVELOPMENT PERMIT WITH VARIANCE No. 1491 ISSUED BY RESOLUTION OF THE REGIONAL DISTRICT BOARD ON THE DAY OF , 2025

DRAFT

M. Connelly, General Manager of Legislative and Corporate Services

APPENDIX 'A' OF DEVELOPMENT PERMIT WITH VARIANCE NO. 1491



APPENDIX 'A' ATTACHED TO AND FORMING PART OF DEVELOPMENT PERMIT WITH VARIANCE NO. 1491

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M. Connelly, General Manager of Legislative and Corporate Services