



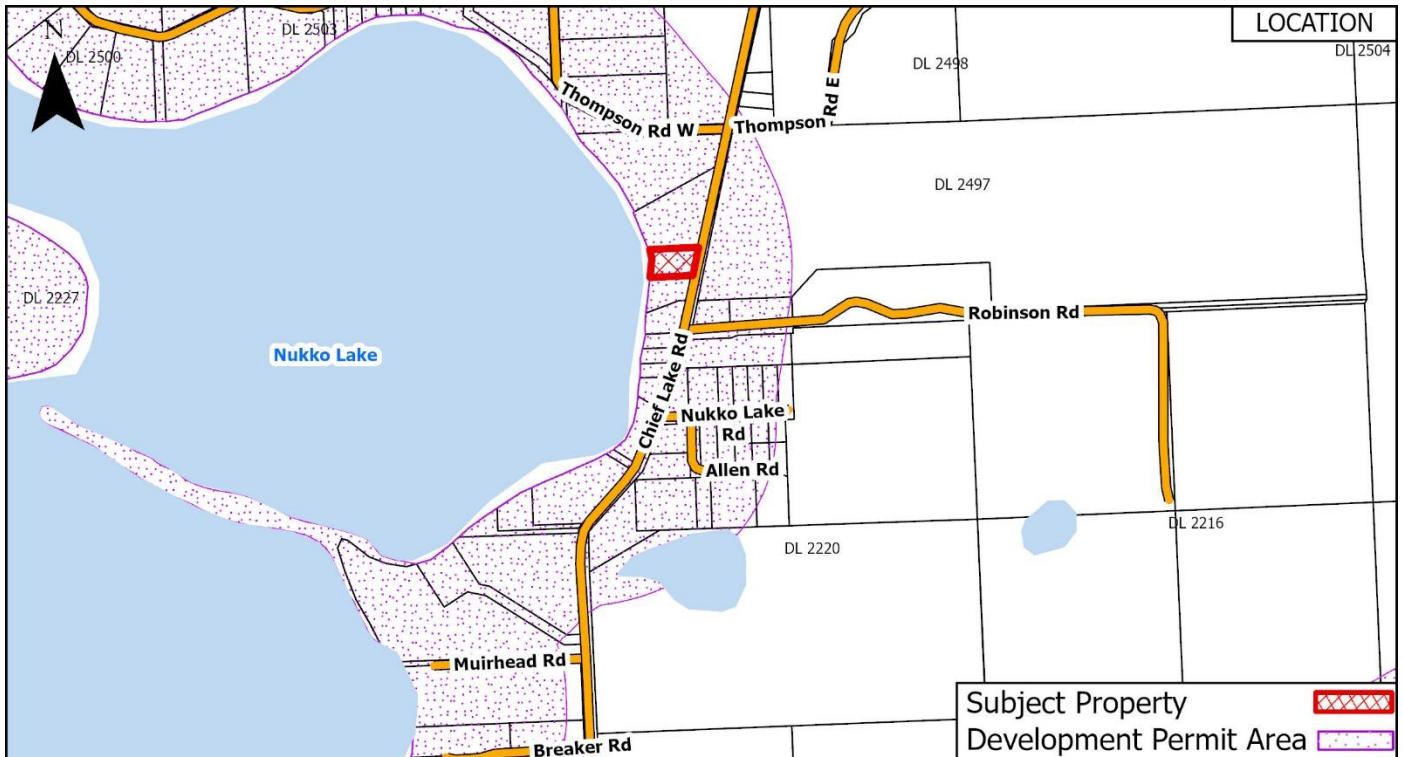
DEVELOPMENT SERVICES REFERRAL REPORT

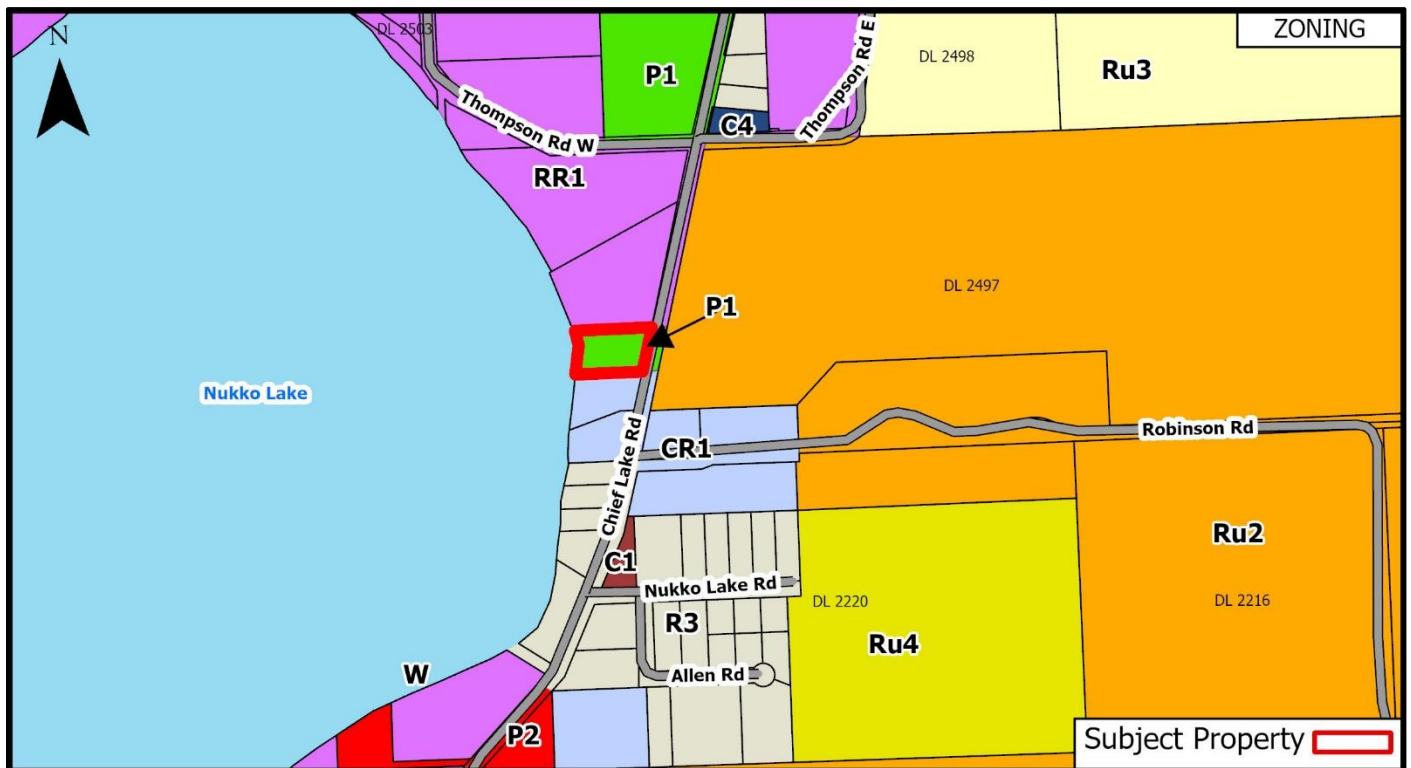
FROM: Daniel Burke, Planner III
DATE: April 16, 2026
SUBJECT: Development Variance Permit No. 1524

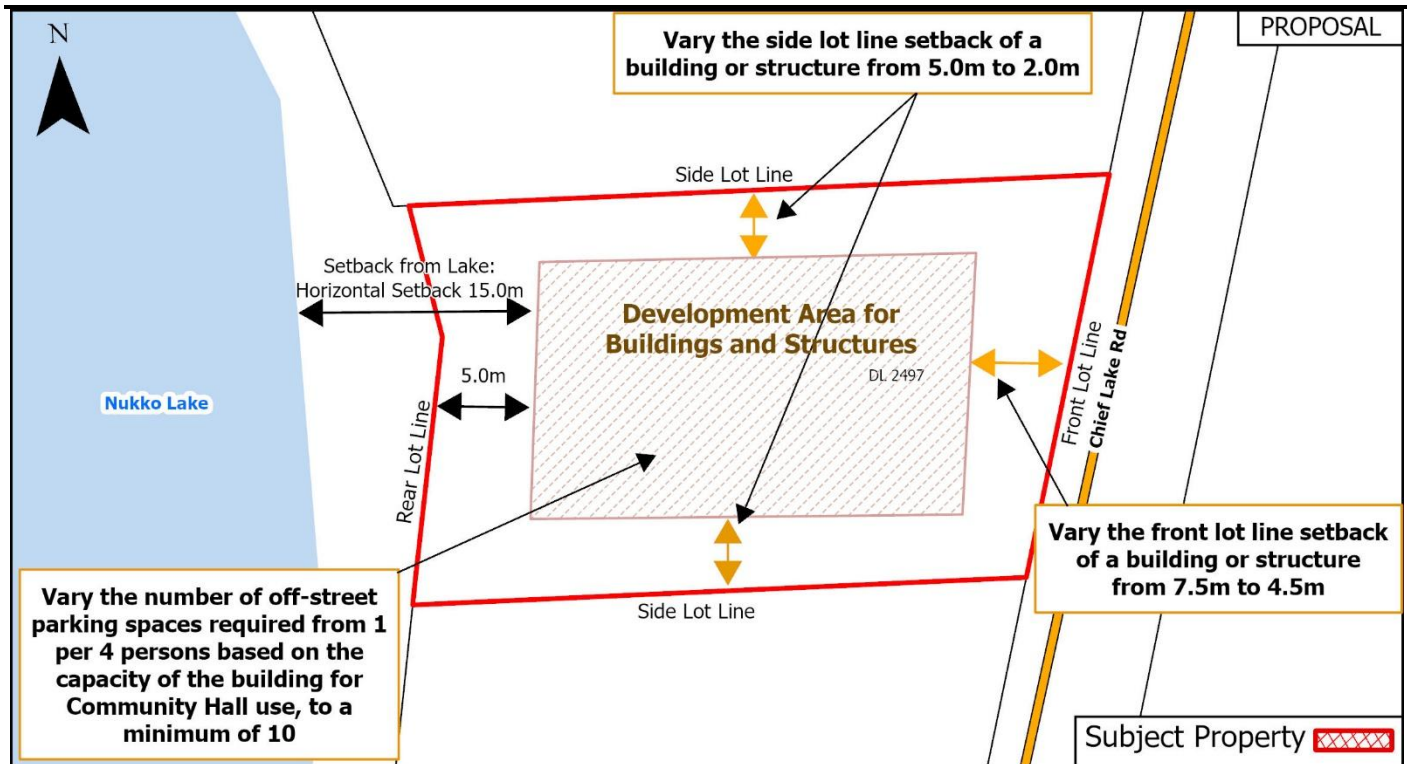
SUMMARY OF APPLICATION:

Location:	23485 Chief Lake Rd – Electoral Area A
Legal Description: Size:	Lot B District Lot 2497 Cariboo District Plan 6336 – 013565214 0.52 ha
Owner:	Regional District of Fraser-Fort George (Regional District)
Existing Land Use:	Former site of the Nukko Lake Community Hall
Application Type:	Development Variance Permit
Proposal:	<p>The Regional District has applied to vary the setback and parking regulations of Zoning Bylaw No. 2892, 2014, to provide greater development flexibility for the planned replacement of the Nukko Lake Community Hall. The previous hall, constructed in 1947, was destroyed by fire in November 2025.</p> <p>Development Variance Permit No. 1524 proposes the following variances:</p> <ul style="list-style-type: none"> • Reduce the minimum side lot line setback for a building or structure from 5.0 m to 2.0 m • Reduce the minimum front lot line setback for a building or structure from 7.5 m to 4.5 m • Reduce the minimum off-street parking requirement for Community Hall use from 1 space per 4 persons based on the building capacity to a minimum of 10 parking spaces <p>A copy of the draft Development Variance Permit No. 1524 and a letter from the property owner are attached to this report.</p>

PROPERTY MAPS:







LAND USE PLANNING INFORMATION:

ALR: The subject property is not within the Agricultural Land Reserve (ALR).

OCP and Development Permit Area: The Salmon River–Lakes Official Community Plan designates the property as Settlement Centre (SC) and identifies it within a Development Permit Area for lands within 300 m of the natural boundary of Nukko Lake. The purpose of this designation is to protect the natural environment, including riparian habitat, water quality, and lakeview character.

A Development Permit is required for land alteration, land clearing, demolition, and construction. As the variance application does not propose any development activity, the proposed DVP No. 1524 will not authorize any works. A future Development Permit will be required before any works proceed, and under the Regional District of Fraser-Fort George Delegation Bylaw No. 3276, 2002, will be considered by Administration as the property is zoned Public Development 1 (P1) under Zoning Bylaw No. 2892, 2014.

Zoning: The subject property is zoned Public Development 1 (P1) by Zoning Bylaw No. 2892, 2014.

P1 Setbacks:

With the exception of a fence, or unless specified elsewhere in this Bylaw, a building or structure is not to be located closer than:

	Current Setbacks	Proposed Setbacks
Front Lot Line	7.5m	4.5m
Side Lot Line	5.0m	2.0m
Rear Lot Line	5.0m	5.0m
Watercourse Horizontal Setback	15.0m	15.0m
Watercourse Vertical Setback	1.5m	1.5m

Parking Requirements:

The minimum dimensions of an off-street parking space is 6.0m x 2.8m.

Where a use listed below is permitted within a zone, such use is not to be established except where the number of off-street parking spaces required below are provided:

	Current Regulation	Proposed Minimum
Community Hall use	1 per 4 persons – based on the capacity of the building	10 spaces

Regional District Community Services estimates that the new community hall will have a capacity of approximately 125 people, which would require 32 parking spaces under the current regulations. The site presently accommodates about 10 unmarked parking spaces. Due to the limited size of the property, community members have historically relied on off-site parking when attending events at the hall.

Other: The property is accessed from Chief Lake Road.

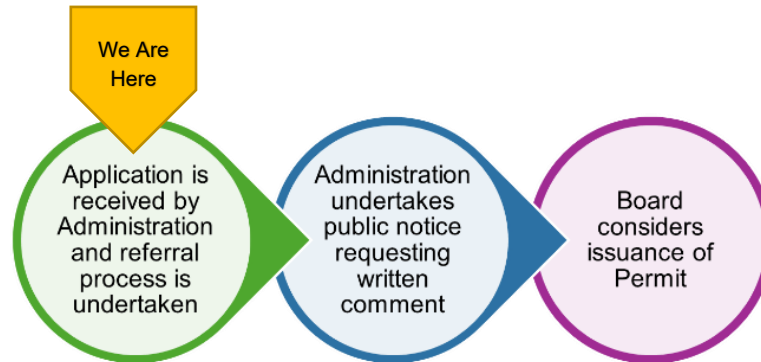
The property is within the following service areas:

- Nukko Lake Community Hall
- Nukko Lake Natural Gas

Future RDFFG Applications: A delegated development permit application will be required and need approval before any works can proceed on the property. All structures over 10m² will require an RDFFG building permit.

APPLICATION PROCESS INFORMATION

Application Process Overview:



Referral comments would be appreciated.



**REGIONAL DISTRICT
of Fraser-Fort George**

April 13, 2026

RE: Development Variance Permit, Application - Fomer Nukko Lake Community Hall

The Nukko Lake Community Hall service was established in 1997. The community hall has been a vital hub for social connection, recreation, celebration and community events since 1947 and was destroyed by fire in November 2025. A high priority for residents is to move forward in collaboration and rebuild. The purpose of this application is to provide flexibility for site and building design as the needs of the community, modern building practices and cost are taken into consideration as the new community hall continues to take shape.

Terri McConnachie

Manager of Community Services

Direct Line: 250 960-4463 **Email:** terri.mcconnachie@rdffg.bc.ca



DEVELOPMENT VARIANCE PERMIT No. 1524

ISSUED TO: Regional District of Fraser-Fort George

WITH RESPECT TO THE FOLLOWING LAND:

Lot B District Lot 2497 Cariboo District Plan 6336
PID: 013-565-214

1. This Development Variance Permit is issued pursuant to the *Local Government Act*.
2. The general purpose of this Permit is to vary the minimum setback of buildings or structures from side and front lot lines. Further vary the minimum off-street parking requirements for Community Hall use.
3. This Permit specifically varies Section 73.0(6)(a)(i) of Schedule 'A' to the Regional District of Fraser-Fort George Zoning Bylaw No. 2892, 2014, as amended, by decreasing the minimum front lot line setback for buildings and structures from 7.5m to 4.5m.
4. This Permit further varies Section 73.0(6)(a)(iii) of Schedule 'A' to the Regional District of Fraser-Fort George Zoning Bylaw No. 2892, 2014, as amended, by decreasing the minimum side lot line setback for buildings and structures from 5.0m to 2.0m.
5. This Permit further varies Section 83.0(2) of Schedule 'A' to the Regional District of Fraser-Fort George Zoning Bylaw No. 2892, 2014, as amended, by decreasing the minimum number of parking spaces required for Community Hall use from 1 per 4 persons based on the capacity of the building to 10 parking spaces.
6. This Permit shall lapse if the holder of this Permit does not substantially commence work with respect to which this Permit is issued within two years after the date it is issued.
7. Accessory buildings must not be occupied as a dwelling unit or recreation cabin, in accordance with Zoning Bylaw No. 2892, 2014, as amended or replaced.
8. For any earthworks necessary for the construction of any building 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.
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. The owner or occupier is responsible for verifying the location of all lot lines prior to development.
10. The land shall be developed strictly in accordance with this Permit.

[The zoning on this property at date of issuance of this Permit is Public Development 1 (P1) pursuant to Zoning Bylaw No. 2892, 2014]

DEVELOPMENT VARIANCE PERMIT NO. 1524 ISSUED BY RESOLUTION OF THE REGIONAL DISTRICT BOARD ON THE DAY OF 2026.

M. Connelly, General Manager of Legislative and Corporate Services