

From: Wendy Hinton [REDACTED]
Sent: September 10, 2026 7:21 PM
To: District
Subject: Ness Lake Bible Camp Rezoning Bylaw 3426 Location 23705

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We are not opposed to Ness Lake Bible Camp or to its continued operation, we have loved having them next door, but over the last 3 -5 years things have changed dramatically for the worse. Me personally, my sister and brother attended NLB and all our kids have also attended, we love it and do want to see it continue, but we absolutely don't need it to become a huge bible camp for our small lake. We have been on the lake for 40 plus years and for the past 23 years have own property 2 doors down. We strongly object to approving additional zoning without a clear understanding of the existing level of development and the potential cumulative impact of further development on surrounding residents and Ness Lake. As you know Ness Lake now has the algae bloom which is very sad.

The impacts are not hypothetical. We are already experiencing a substantial increase in traffic very busy. The resulting dust has become so severe that it travels from the roadway onto our property, we can wash tables etc and within hours have a layer of dust on our outdoor areas and belongings. We have had a dust cloud over our property and the lake for hours several times. The traffic and dust have also made it difficult to safely walk or bicycle along our road, and do wonder about our health breathing in the dust. The Bible Camp director has confirmed they have around 3000 people go through their programs plus have guest groups on top of that. This puts a lot of pressure on the roadway, as most guests are non driving kids, so 4 trips via vehicle for parents to drop off/pickup. We have also had on our side of the lake a few break ins and unwelcome guests over the few last years, not sure if the increased traffic is a result of this.

The increase in camp-related boat traffic has also materially affected our ability to enjoy the lake from our own property. Activities that we previously enjoyed, including simply floating on the lake, have become difficult because of the increased boating activity. Along with the erosion to our property, and continues movement of our boats on docks. The Bible camp boats come too close to our properties and dock while doing their current lake activities, and these activities have also increased over the last 3 to 5 years. The Bible Camp have been spoke to about this but still continue to do what they want. With the rezoning and allowing more development, which will allow for more campers and more motor boat activities will cause a lot more stress for the lake.

We are particularly concerned because we have been advised by camp management that future plans include an additional residence and RV sites/services near the lake, as well as continued development of camp programming. We understand that the applicant considers the rezoning primarily a matter of bringing existing uses into compliance; however, the information provided to neighbouring residents indicates that there may be additional development and intensification contemplated beyond simply recognizing existing use. Currently they are using the suggested properties for rezoning for their activities, which I don't believe they have zoning for, and we believe they have already have built an existing residence on a parcel of land not zoned for 2 residence. Upon visiting bible camp they look to already have 4 residences on property plus the boat house on the lake which is way too close to lake.

Before this rezoning is approved, we respectfully request that the Regional District establish exactly what uses, buildings, residential units, RV sites and occupancy levels currently exist on the four parcels, and what additional development the proposed P2 zoning would permit. See the following questions.

We also request that traffic, dust, road maintenance, noise, lake use, sewage/wastewater, water supply and shoreline impacts be fully considered before any increase in permitted recreational use is approved.

Current use

1. How many buildings are currently on the four parcels?
2. How many dwelling units/residences currently exist?
3. How many are occupied year-round?
4. How many seasonal camp buildings exist?
5. How many campers can currently be accommodated?
6. What is the maximum number of campers currently permitted?
7. How many RV sites currently exist?
8. Are any existing RV sites operating without being specifically authorized?

Proposed use

9. How many RV sites are contemplated on the East parcel?
10. You plan to have these 150-200 ft from waters edge?
11. What does “RV sites/services near the water” actually mean?
12. Will the RV sites be rented out?
13. How many additional buildings could P2 zoning permit?
14. How many additional residences could ultimately be established?
15. What maximum number of campers could the property accommodate?
16. Would the P2 zoning allow future expansion without another rezoning?
17. What restrictions would apply to noise, lighting and hours of operation?

Roads

16. What is the expected increase in vehicle traffic?
17. Has a traffic assessment been conducted?
18. Who will maintain Camp Road?
19. Who will be responsible for dust suppression?
20. Is the proposed alternate driveway off main road actually approved, or is it simply a proposal?
21. If the alternate driveway/ road into property from main road cannot be built, will traffic continue past neighbouring residences?
22. Even with alternate road/driveway to bible camp the vehicle traffic still travels 75% of the roadway which causes dust and poor road conditions, and speedy traffic

Lake/environment

22. What sewage system will service the proposed RV sites?
23. What water supply will service them?
24. How will wastewater from RVs be handled?
25. What shoreline setbacks will apply?
26. What vegetation removal or earthworks are anticipated?

Thanks you, and sorry we can't attend the meeting re this rezoning but we are out of town from Sept 18 to 28, 2026.

Wendy Hinton



From: Mark Stofer [REDACTED]
Sent: September 15, 2026 7:07 PM
To: Development Services
Subject: Ness Lake Bible Camp rezoning

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Dear Regional District of Fraser-Fort George Board and Development Services Team,

I am writing to express my strong support for the rezoning application submitted by the Ness Lake Bible Camp for their outer properties, ahead of the public hearing on September 23, 2026.

As a local resident living on the lake directly across from the camp, I have a clear view of their day-to-day presence in our community. My family fully supports the camp and the incredible value, positive impact, and vital programming they provide to youth and families in our region.

The camp goes out of its way to be an excellent neighbour and a true asset to the local area. For example, they generously allow the Ness Lake Community Pickleball Club to use their fantastic indoor gym during the winter. When our outdoor community courts are covered in snow, the camp opens its doors so we can frequently enjoy playing on their three indoor courts. This is just one demonstration of how they support the health, recreation, and spirit of our permanent resident community.

Bringing their outer properties under a single, consistent zoning standard is a logical and necessary step to ensure their long-term operations run smoothly. Allowing them to build a proper residence to house their dedicated staff on the east property is a completely reasonable and practical request for an organization of this nature.

While we are aware that online discussions have raised unrelated operational questions, we believe the camp is actively addressing those points. From our

perspective as immediate neighbours, the camp is an excellent, responsible fixture of the lake.

Unfortunately, we will be away and unable to attend the public hearing at the Ness Lake Community Hall in person, but we wanted to ensure our voices were officially recorded in full support of this rezoning. We strongly encourage the Regional District to approve this application.

Thank you for your time and consideration of our feedback.

Mark and Carol Stofer

██████ Lakeside Drive

████████████████

From: Cameron Receveur [REDACTED]
Sent: September 18, 2026 9:47 AM
To: Development Services
Subject: Public Hearing Submission – Zoning Amendment Bylaw No. 3426, 2026

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To the Regional District of Fraser-Fort George,

I am writing as a resident of Ness Lake in support of Zoning Amendment Bylaw No. 3426, while also asking that several questions raised through the public discussion be clearly addressed as part of the hearing record.

I have lived in this community for a number of years and have considerable involvement in it. I am one of two administrators of the Ness Lake Community News Facebook group, which provides a forum for local information and discussion, and I volunteer with the Ness Lake Volunteer Fire Department. I mention those roles not because I speak for either organization, or for the community as a whole, but because they have given me significant exposure to the concerns and perspectives of residents throughout the Ness Lake area.

I have followed the discussion surrounding this application closely. I have also spoken directly with Ness Lake Bible Camp Executive Director Dave Horton and reviewed the information published by the Regional District.

The Regional District describes the application quite specifically: Ness Lake Bible Camp currently operates across four lots, Recreation Camp use is permitted on two of them, and Bylaw 3426 proposes to allow Recreation Camp use on the remaining two.

That fact is important because much of the community discussion has expanded beyond the actual wording of the application.

Residents have raised concerns about traffic volume and speeding on Camp Road, dust, lighting, boating and wake impacts, RV accommodation, future expansion and, in some discussions, crime. Many of these are legitimate community concerns and should not be dismissed. I share some of them.

However, they should also be considered on the basis of evidence and their actual relationship to the rezoning application before the Board.

For example, the current P2 zoning regulations specifically identify Recreation Camp as a permitted use. They also identify the other permitted uses within that zone, including agriculture, place of worship and school, along with accessory structures and certain secondary uses.

I believe this distinction matters because statements have circulated suggesting that approval of the rezoning necessarily means significant growth or could result in something resembling a public RV resort. If either outcome is legally enabled by

Bylaw 3426, I believe residents deserve to have that explained clearly by Regional District planning staff. If it is not, that should be made equally clear.

Similarly, existing traffic associated with camper pickup and drop-off is a legitimate road-safety issue. As someone involved with our local volunteer fire department, road safety matters a great deal to me. But the existence of a current traffic problem does not, by itself, demonstrate that this zoning amendment will increase traffic. The relevant planning question is whether Bylaw 3426 enables an increase in the intensity or capacity of the camp that could reasonably be expected to create additional traffic, and if so, what mechanisms exist to address that impact.

I believe the same discipline should be applied to the other concerns being raised.

If lighting from the camp unnecessarily affects neighbouring properties, that is worth addressing. If repeated boating activity is creating shoreline impacts, that deserves discussion. If dust or speeding on Camp Road can be mitigated, the camp, residents and responsible public authorities should work together on practical solutions.

But those concerns should not automatically become arguments against a zoning amendment unless there is a demonstrable connection between the amendment and the impact being raised.

I also believe future use is a fair question. Current leadership's intentions are relevant, but zoning outlasts individual directors, neighbours and boards. For that reason, I would appreciate Regional District staff placing clear answers to the following on the public record:

1. What uses or development opportunities would become permissible on the two subject lots as a direct result of Bylaw 3426 that are not permissible today?
2. Does P2 zoning permit a public or commercial RV campground, or would RV accommodation have to be accessory to an authorized Recreation Camp use?
3. Does approval of Bylaw 3426 itself authorize any increase in camper capacity, number of RV sites or intensity of operation?
4. What additional approvals would be required for future buildings, significant expansion or development near the Ness Lake shoreline?
5. What regulatory protections would continue to apply to development of these properties following rezoning?

Those answers would, in my view, help separate reasonable questions about future land use from speculation about what might occur.

I also want to acknowledge the approach taken by Ness Lake Bible Camp during this process. Dave Horton has engaged publicly with residents, answered questions and acknowledged concerns rather than dismissing them. He has discussed possible responses to traffic and speeding and has been open about what the camp hopes to accomplish. That does not mean residents must agree with every proposal, but this kind of transparency should be encouraged.

Ness Lake Bible Camp is a longstanding part of this community. At the same time, Ness Lake is a shared and environmentally important resource, and residents have a legitimate expectation that development around it be managed responsibly.

I do not see those interests as mutually exclusive.

Based on the information presently available, I support Bylaw 3426 because the application before the Regional District is to permit Recreation Camp use on two properties already forming part of the camp's four-lot site. I have not seen evidence establishing that the amendment itself creates a public RV campground, authorizes unrestricted expansion, or causes many of the existing operational concerns being attributed to it.

If the technical planning information demonstrates otherwise, that information should be placed clearly before residents and the Board.

I encourage the Regional District to assess this application on the actual land-use changes proposed, while separately encouraging meaningful work between the camp, residents and appropriate authorities on traffic, road safety, dust, lighting, boating impacts and other legitimate community concerns.

Good planning requires both: protecting the interests of the community and the lake, while making decisions based on what

is actually proposed and supported by evidence.

Thank you for the opportunity to provide my comments.

Respectfully,

Cameron Receveur

A black rectangular redaction box covering the signature of Cameron Receveur.

From: Bob Radloff [REDACTED]
Sent: September 21, 2026 8:12 PM
To: Development Services
Cc: Jane Radloff
Subject: Ness Lake Bible Camp Rezoning

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[REDACTED]
[REDACTED]

We would like to register our support for the Ness Lake Bible Camp Rezoning.

This camp does an amazing job of providing positive life experiences to youth campers and families as well as developing leadership in youth through its Leaders In Training program. They are the definition of what we need more of in this world which why we and our firm supports their efforts whole heartedly.

We are residents on Ness Lake , situated about 400 meters from the camp. We thoroughly enjoy the kids singing and the gong calling the kids for meals. It's not a detractor from our life experience on the lake. In fact it makes our life on the lake that much more enjoyable .

We realize the road situation is not ideal and we urge the Regional District to encourage the Ministry of Transportation and Infrastructure to take this road over. As it is it's the only access to the camp and many adjacent properties. The Camp maintains it for all but that's not sustainable. As it serves many properties we ask MOTI to do the right thing , take it over and upgrade it to pavement. If the FFGRD could advocate for this I think that would be great.

Regards

Bob and Jane Radloff
[REDACTED]



September 22nd, 2026

Attention Development Services
155 George Street
Prince George, BC
V2L 1P8
developmentservices@rdffg.bc.ca

Dear Development Services,

RE: Response to Ness Lake Bible Camp Zoning Application Letters

I am writing on behalf of Ness Lake Bible Camp to provide a response to the written submissions received from community members regarding Zoning Amendment Bylaw No. 3426, 2026.

Thank you for the opportunity to review and respond to the concerns raised by community members regarding our proposed zoning bylaw amendment application. In this letter, we have done our best to address the questions and comments submitted to the Regional District. Ness Lake Bible Camp (NLBC) values our longstanding relationship with the Ness Lake community and appreciates the support and feedback received throughout this process. We recognize that changes can raise questions and concerns, and we are committed to listening, providing information, and working collaboratively with our neighbours. Our goal is to ensure that NLBC continues to serve the community while being a respectful and responsible neighbour for many years to come.

We want to express at the beginning of this letter that this application seeks to align the zoning across all four camp properties and allow the "Recreation Camp" use on the two outer properties, consistent with the two central camp properties that are already zoned P2.

The Regional District's zoning bylaw defines a Recreation Camp as, "a use providing for outdoor recreation, including overnight accommodation, which is not a commercial use but is operated by a registered nonprofit society."

That definition is important as a Recreation Camp must be operated by a registered non-profit organization. Which differs from a "campground", defined as "a commercial facility for outdoor temporary accommodation in tents, travel trailers or recreational vehicles within individual campsites."



The P2 zone does not permit a commercial campground operation, meaning Ness Lake Bible Camp would not be able to operate a commercial RV park. Furthermore, due to the need for camper safety, anyone working for or staying at the camp must be thoroughly vetted prior to arrival. As such, Ness Lake Bible Camp has no desire to operate a commercial campground.

Current use

1. How many buildings are currently on the four parcels?
 - a. 40+
2. How many dwelling units/residences currently exist?
 - a. We have 3 houses that are used for year round staff.
3. How many are occupied year-round?
 - a. We have 3 houses that are used for year round staff.
4. How many seasonal camp buildings exist?
 - a. We only have one building that is used for 2 seasons which is an atco trailer.
5. How many campers can currently be accommodated?
 - a. At the main site we host a max of 240 campers each camp but average much lower. Likely 180 per camp averaged.
6. What is the maximum number of campers currently permitted?
 - a. No maximum set by the regional district. We flex our staffing to try and use the site as effectively as possible. Some weeks have 40+ day campers where other weeks have less day campers and more overnight campers.
7. How many RV sites currently exist?
 - a. Not all have the same level of services but roughly 8 -12.
8. Are any existing RV sites operating without being specifically authorized?
 - a. We are not operating commercial RV lots on the property. The RVs on site are for temporary staff housing, in alignment with zoning regulations.

Proposed use

9. How many RV sites are contemplated on the East parcel?
 - a. It has not yet been decided exactly how many RV sites may be developed to serve our volunteers, but current discussion are ranging from 6-8.
10. You plan to have these 150-200 ft from waters edge?
 - a. All buildings must be a minimum 15m (50ft) from the lakeshore as per development permit requirements. The exact sites have not yet been determined but would be closer than 200 ft from the water.
11. What does "RV sites/services near the water" actually mean?
 - a. We are looking to establish additional temporary housing options for our staff and volunteers. They come from April to the end of October. Mostly through July and August in response to campers being on site but we have other volunteers who come and stay for 1-3 months and help improve the property and programs.
12. Will the RV sites be rented out?



- a. The RV sites are intended to accommodate staff, not as publicly accessible rental sites
- 13. How many additional buildings could P2 zoning permit?
 - a. There is a maximum of one additional house permitted per lot under 8ha, with an additional secondary suite. There is not a set maximum on other camp related buildings.
- 14. How many additional residences could ultimately be established?
 - a. 1, as there is already an existing residence on one lot.
- 15. What maximum number of campers could the property accommodate?
 - a. Currently we can host between 230-250 campers max a week combined with our WilderNess site that is away from the main property. If just on the main property then 230 would be our max on the main 4 properties.
- 16. Would the P2 zoning allow future expansion without another rezoning?
 - a. Yes, the intent of this rezoning is to permit the camp use on all sites. However, development permits would be required for development within the development permit area (roughly the south half of the lots).
- 17. What restrictions would apply to noise, lighting and hours of operation?
 - a. The Regional District's Noise Bylaw 2781, 2012 applies to this site.

Roads

- 18. What is the expected increase in vehicle traffic?
 - a. This rezoning on its own is not expected to increase traffic.
- 19. Has a traffic assessment been conducted?
 - a. No
- 20. Who will maintain Camp Road?
 - a. The dirt road is currently maintained by NLBC
- 21. Who will be responsible for dust suppression?
 - a. Currently there is no dust suppression done. NLBC is seeking quotes and trying to find economically viable long term solutions to dust control.
- 22. Is the proposed alternate driveway off main road actually approved, or is it simply a proposal?
 - a. Construction of an access road in the northern part of the property was approved as part of a development permit application last year (Development Permit # 1508)
- 23. If the alternate driveway/ road into property from main road cannot be built, will traffic continue past neighbouring residences?
 - a. The current road would continue to be used
- 24. Even with alternate road/driveway to bible camp the vehicle traffic still travels 75% of the roadway which causes dust and poor road conditions, and speedy traffic
 - a. We are working on economical long term solutions to the dust control issues. We are working with YRB to set up more signage and encourage neighbours to put their own signs up along the road on their properties.

Lake/environment

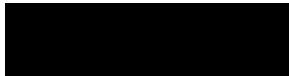
- 25. What sewage system will service the proposed RV sites?
 - a. New RV sites would require a new system for them to be parked and have their tanks serviced. Our current RV sites are serviced into our current septic system.
- 26. What water supply will service them?



- a. Ness Lake Bible Camp's own water supply
- 27. How will wastewater from RVs be handled?
 - a. New RV sites would require a new system for them to be parked and have their tanks serviced. Our current RV sites are serviced into our current septic system.
- 28. What shoreline setbacks will apply?
 - a. Development permits are required for all development within 300m of the lakeshore. The current Official Community Plan dictates that all development must be 15m from the lakeshore. Additionally, development may be prohibited, or permitted with a condition to retain vegetation, within 100m of the Lakeshore.
- 29. What vegetation removal or earthworks are anticipated?
 - a. Vegetation removal and earthworks will be done as required for RV sites or other buildings, and in accordance with the applicable building permit and development permit requirements.

If you have any questions or concerns, please do not hesitate to contact me at: sloran@radloffeng.com or 250-562-6861.

Yours Sincerely,



Samuel Loran, RPP, MCIP
R. Radloff & Associates Inc.

cc:

Daniel Burke
daniel.burke@rdffg.bc.ca