



REGIONAL DISTRICT of Fraser-Fort George

Main Office: 155 George Street, Prince George, BC V2L 1P8
Telephone: (250) 960-4400 / Fax: (250) 563-7520
Toll Free: 1-800-667-1959 / www.rdffg.ca

REPORT FOR CONSIDERATION

TO: Chair and Directors

File No.: REZ 8812/A

FROM: Daniel Burke, Planner III

DATE: July 2, 2026

SUBJECT Proposed Zoning Bylaw No. 2892, 2014, Amendment Bylaw 3426, 2026

SUMMARY: Purpose: Consider Application

Location: 23705 Camp Road – Electoral Area A

Owner: One Hope Ministries of Canada

Agent: Samul Loran, MCIP RPP – Radloff & Associates Inc.

Attachments:

1. Backgrounder

2. Submission from applicant, received on May 6, 2026

2. Proposed Amendment Bylaw No. 3426, 2026

Previous Reports: None

RECOMMENDATION(S):

THAT the report dated July 2, 2026 regarding “Proposed Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3426, 2026” be received for information.

ENTITLEMENT	HOW VOTE COUNTED
All 1 Director/1 vote	Majority

SUMMARY OF APPLICATION:

Location:	23705 Camp Road – Electoral Area A
Legal Description: Size:	Subject Lot 1: Block A District Lot 8812 Cariboo District– 013654152 5.25 ha Subject Lot 2: Block A District Lot 8813 Cariboo District – 008511497 4.92 ha
Owner: Agent:	One Hope Ministries of Canada Samul Loran, MCIP RPP – Radloff & Associates Inc.
Existing Uses:	Subject Lot 1: Residence, treed. Subject Lot 2: Undeveloped, treed.
Proposal:	An application has been submitted for a Zoning Bylaw amendment to permit Recreation Camp use on subject lots 1 and 2. Ness Lake Bible Camp currently operates on four lots on Ness Lake; however, two of the four lots are not zoned to allow Recreation Camp use. The proposed rezoning would bring all lots into compliance with Zoning Bylaw No. 2892, 2014 and ensure consistent land use across the property.
Application Type:	Zoning Bylaw Amendment
Regulation Changes/ Content of Permit:	Bylaw No. 3426, 2026 propose to rezone the two properties to Public Development 2 (P2).

BOARD CONSIDERATION:

The Board is being asked to consider:

1. Authorizing a public hearing - Other Decision Options A;
2. Authorizing the application to proceed without a public hearing - Other Decision Options B;
3. Postponing consideration of the application for further information – Other Decision Options C; or
4. Not proceeding with the application – Other Decision Options D.

Full options and corresponding motions are detailed under the Decision Options section of the report.

RELEVANT POLICIES:

Official Community Plan:	The proposal is <u>consistent</u> with the Salmon River-Lakes Official Community Plan Bylaw No. 1587,1996 and an amendment is not required.
Zoning Bylaw:	The proposal is <u>inconsistent</u> with current Zoning Bylaw No. 2892, 2014 and an amendment is required.
Applications Procedures:	Development Applications Procedures Bylaw No. 3268, 2022 outlines requirements for processing Zoning Bylaw amendment applications.
Public Notice:	Public Notice Bylaw No. 3316, 2023 provides for alternative means of publishing statutory public notices using the Regional District bulletin board, website, and Facebook page. Public Notice Additional Methods of Publication Policy RD-24-23 provides supplementary notification with a newspaper advertisement.
<i>Local Government Act:</i>	Outlines requirements for consideration of amendments to a Zoning Bylaw.

STRATEGIC PRIORITIES ALIGNMENT:

- | | | | |
|--|---|---|---|
| ☐ Indigenous and Intergovernmental Partnerships | ☐ Organizational Strength and Adaptability | ☐ Quality Community Services | ☐ Environmental Stewardship and Climate Action |
| ☒ Awareness and Engagement | ☐ Statutory or Routine Business | | |

SERVICE RELEVANCE:

Regional District Land Use Planning Services is a region wide service and fulfils the obligations of land use planning under Part 14 of the *Local Government Act*.

FINANCIAL CONSIDERATION(S):

N/A

OTHER CONSIDERATION(S):

N/A

DECISION OPTIONS:

1. Approve recommendations
 - the report will be received for information.

Other Options:

DIRECTION	ACTIONS THAT WILL BE TAKEN	MOTIONS REQUIRED
A. Proceed to public hearing	A public hearing will be held prior to proposed Bylaw No. 3426, 2026, returning for consideration of third reading.	1. <i>THAT Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3426, 2026 be now introduced and read a first time.</i> 2. <i>THAT Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3426, 2026 be given second reading.</i> 3. <i>THAT a public hearing on proposed Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3426, 2026 be held with the chairing of the hearing by the Electoral Area Director, or their delegated Alternate, or any other Director as delegate of the Board.</i>
B. Proceed without a public hearing	- Prior to proposed Bylaw No. 3426, 2026 being considered for the first time, public notice will be given that no public hearing will be held. - The bylaw will return for consideration when the public notice requirements are completed.	<i>THAT the Board authorize the application for proposed Zoning Bylaw No. 2892, 2014 Amendment Bylaw No. 3426, 2026 proceed without a public hearing.</i>
C. Postpone consideration of proposed Bylaw No. 3426, 2026 pending the receipt of additional information	- The bylaw will return for consideration when the additional information requested by the Board is available. - Consideration of holding a public hearing will still be required prior to first reading.	<i>THAT the Board postpone consideration of proposed Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3426, 2026 be pending receipt of [insert requirement].</i>
D. Not proceed with the application which will require first reading of the proposed bylaw to be defeated.	- Under the Board's Procedure Bylaw No. 3267, 2022, the motion for first reading shall be decided upon without amendment or debate. - Bylaw cannot be considered further if motion to give first reading is defeated.	Board will defeat: <i>THAT Zoning Bylaw No. 2892, 2014 Amendment Bylaw No. 3426, 2026 be now introduced and read a first time.</i>

SUMMARY COMMENTS:

The subject lots are located on the north side of Ness Lake and are accessed from Camp Road. The applicant is proposing to rezone two of the four lots to formally recognize the existing recreation camp and align the zoning with the two lots not included in the application. The proposed rezoning would bring the two lots into compliance with Zoning Bylaw No. 2892, 2014 and ensure consistent land use across the entire property.

Current zoning and OCP designations for the subject lots are as follows:

	Subject Lot 1	Subject Lot 2
Zoning Bylaw No. 2892:	Public Development 1 (P1)	Rural 1 (Ru1)
Salmon River-Lakes OCP designation:	Public Development/Institutional (PD/I)	Lakeshore Settlement (LS)

Recreation camp use is not permitted in either the P1 or Ru1 zones. However, both the PD/I and LS OCP designations support consideration of this use through a rezoning process. Bylaw No. 3426, 2026 proposes to rezone both lots to

Public Institutional 2 (P2) zone, which permits Recreation Camp use. Additional land use regulation details and external referral comments are provided in the report backgrounder.

If the application proceeds, direction from the Board on the holding of a public hearing is required. It may be reasonable for this application to proceed without a public hearing on the basis that the use is consistent with the OCP designation (Other Options B).

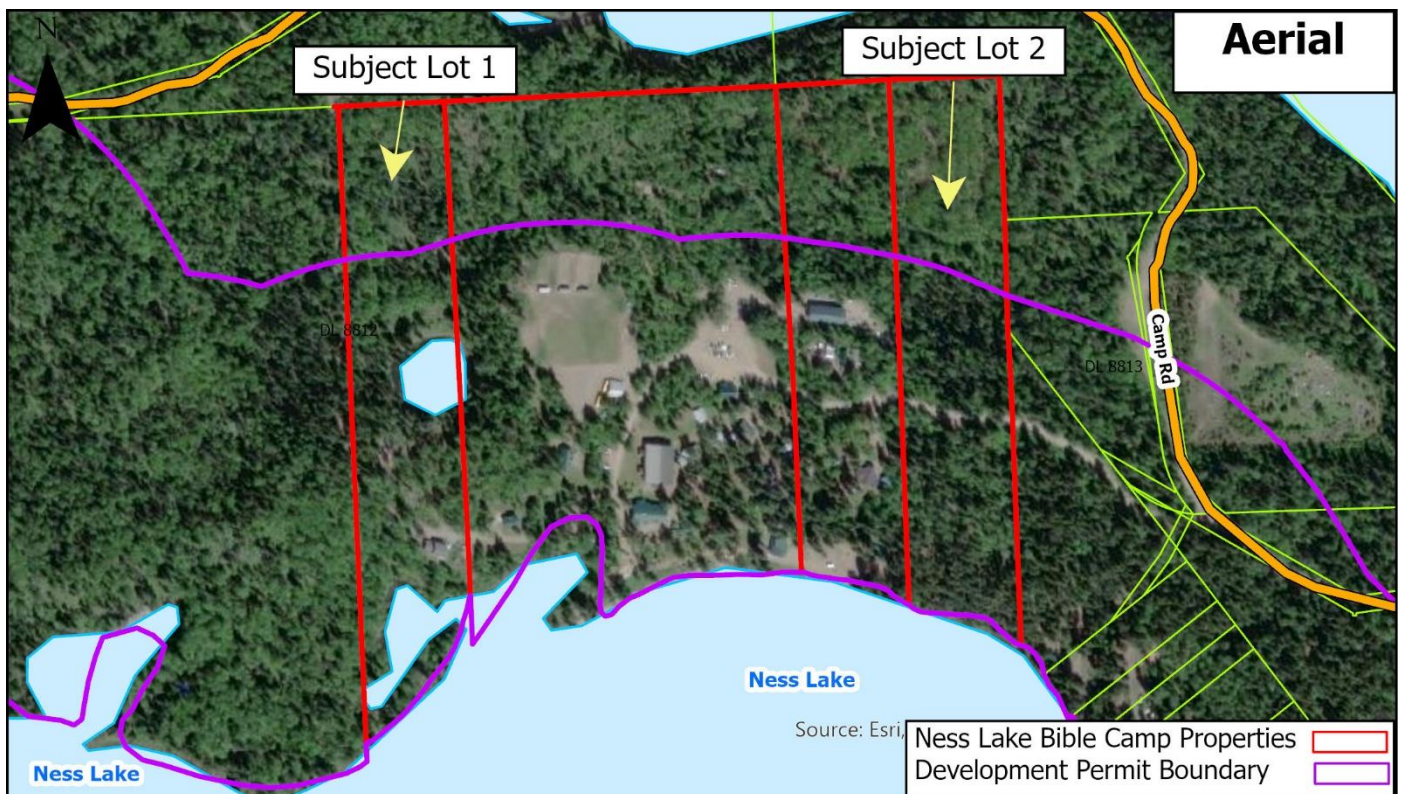
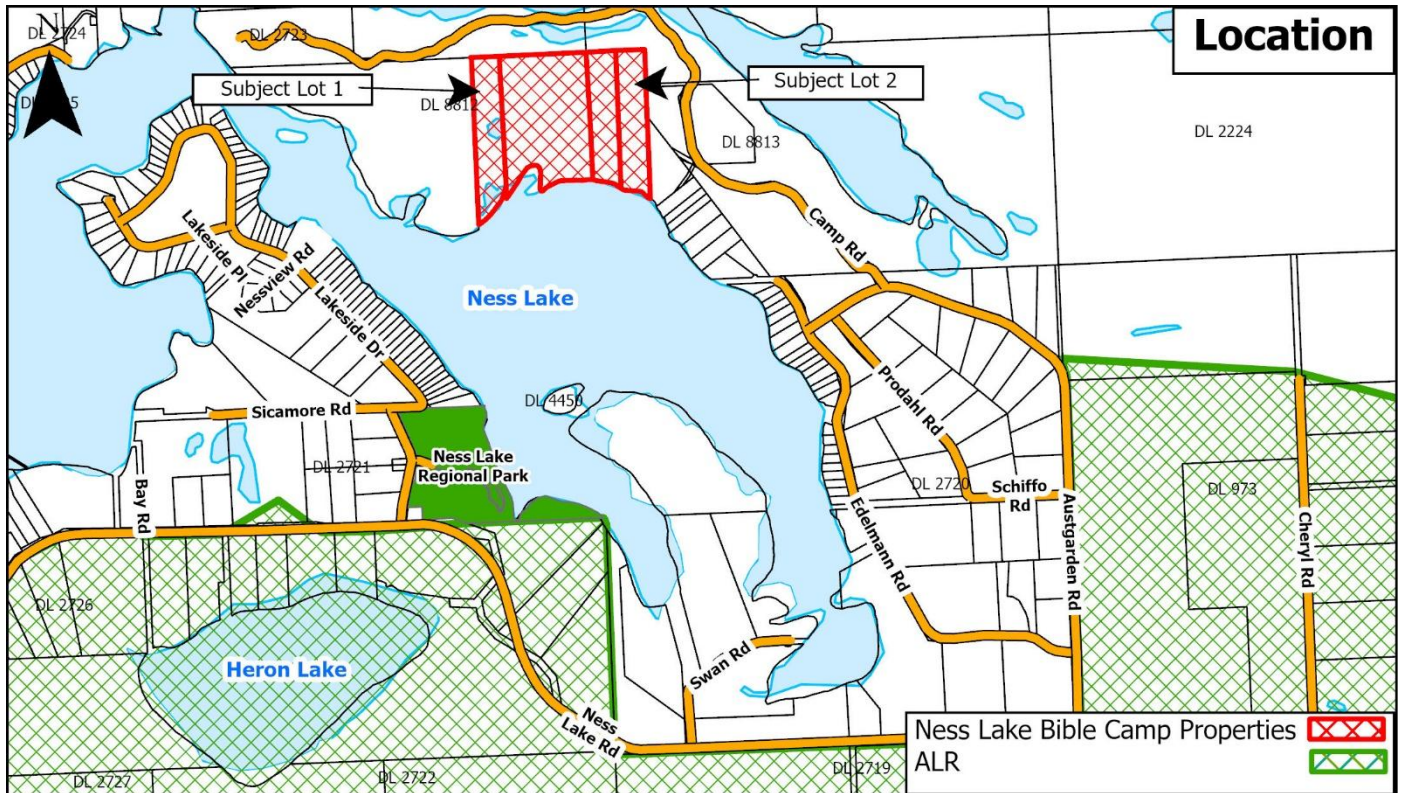
Respectfully submitted,

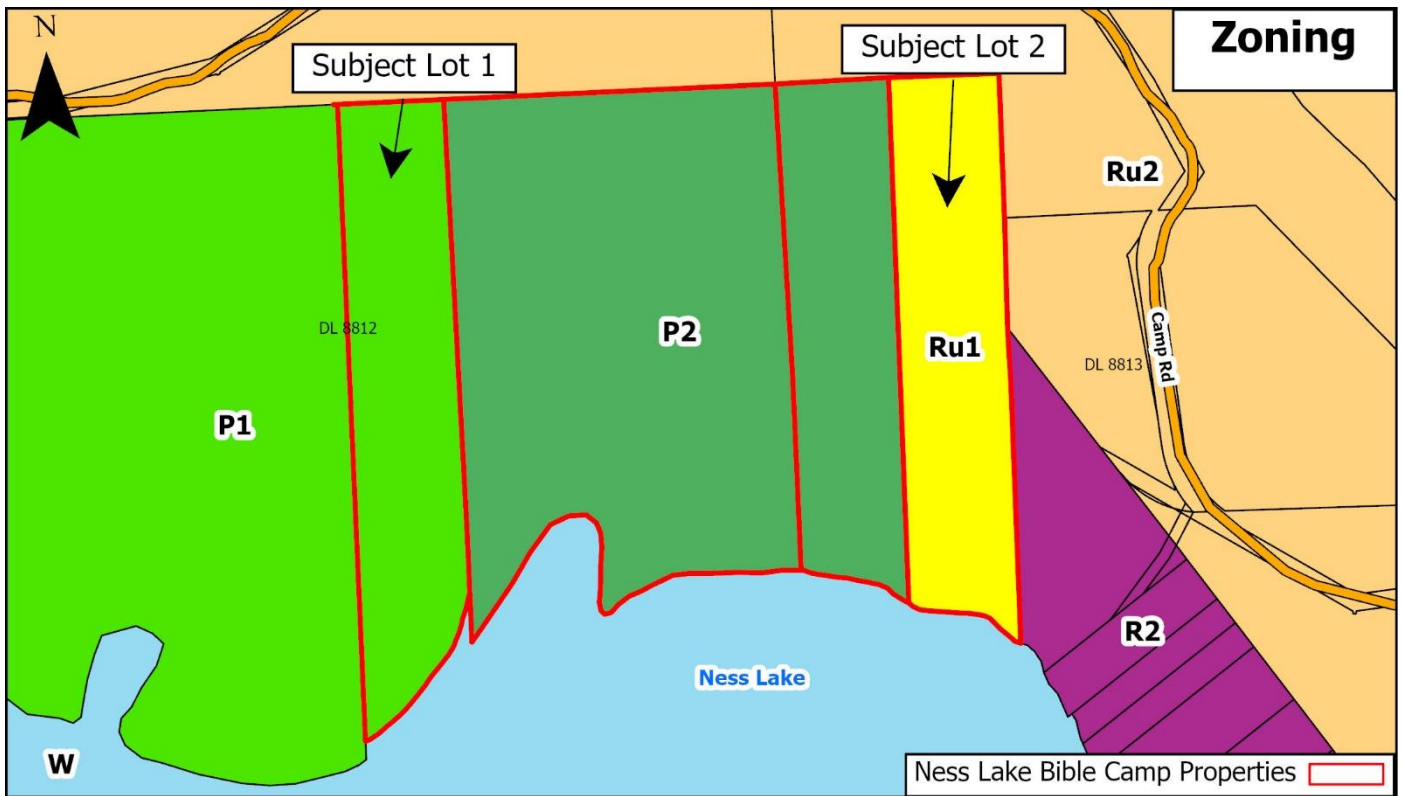
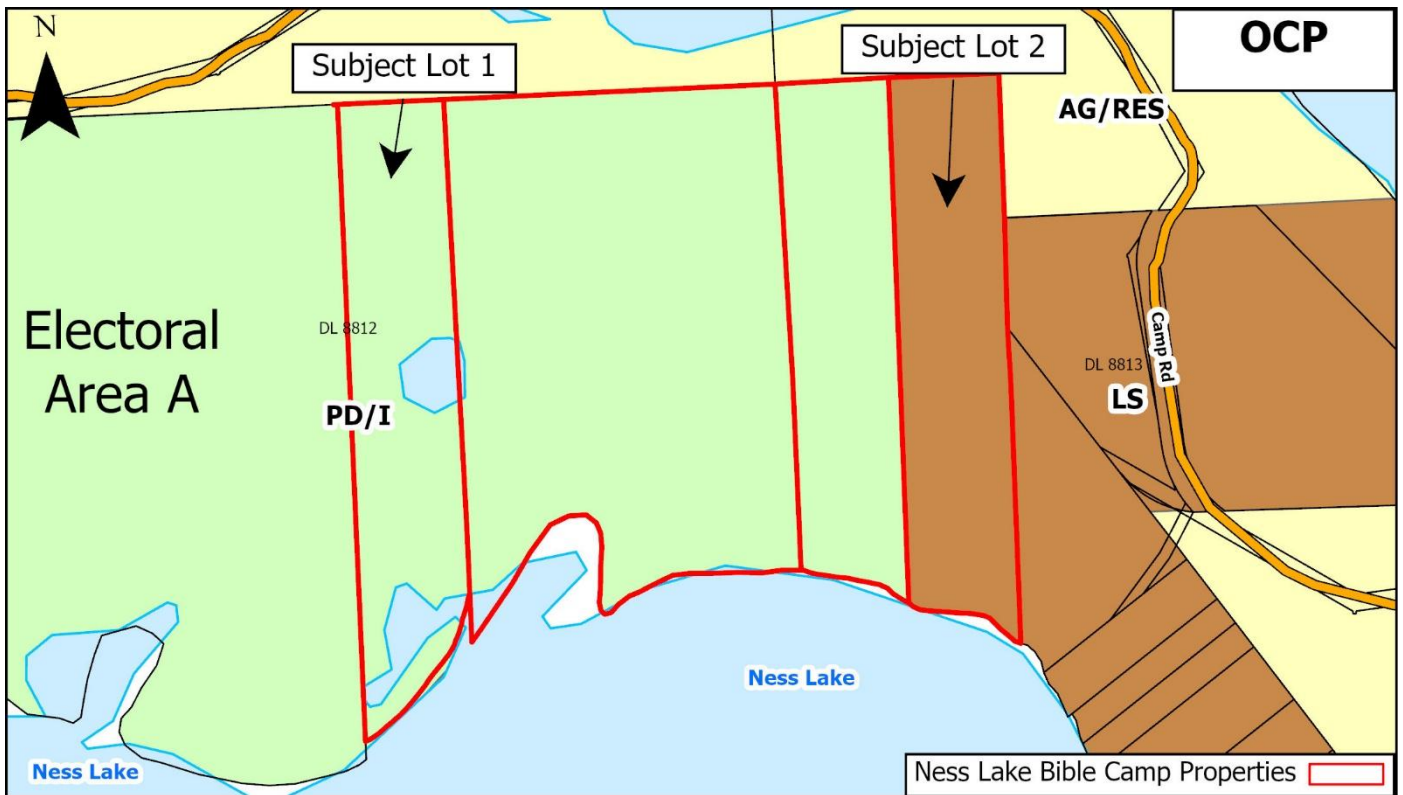
“Daniel Burke”

Daniel Burke
Planner III

BACKGROUNDER – Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3426, 2026

PARCEL MAPS





LAND USE PLANNING INFORMATION

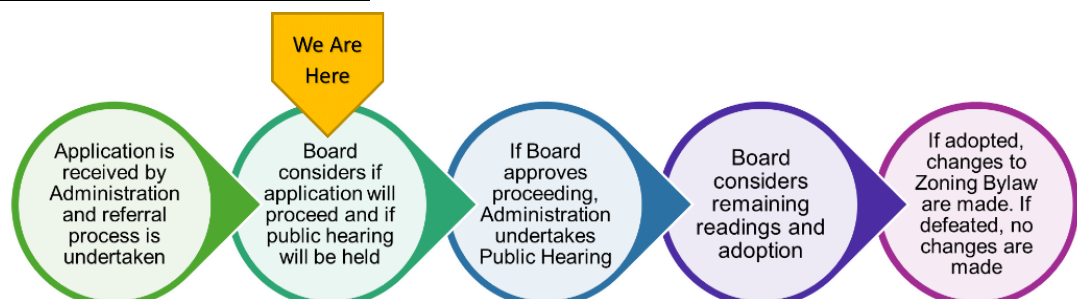
ALR:	The subject property is not within the Agriculture Land Reserve (ALR).
OCP:	Subject Lot 1: The lot is designated Public Development/Institutional (PD/I) by the Salmon River-Lakes Official Community Plan (OCP). The PD/I designation supports the use of land for a community recreation area/facility, including a camp, subject to evaluation through a rezoning process. Subject Lot 2: The lot is designated Lakeshore Settlement (LS) by the Salmon River-Lakes OCP. The LS designation may permit Public Development/Institutional (PD/I) uses, such as a camp, subject to evaluation through a rezoning process. An OCP amendment is not required.
Development Permit Area:	A majority of the lots are within the Ness Lake Development Permit area as described in the Salmon River-Lakes OCP. Pursuant to the OCP, development permits are required for development, including land clearing, earthworks, demolition, construction, and subdivision within 300m from the lakeshore. The objective of designating the lakes for protection through the use of development permits is to ensure the protection of the water quality of the lake and to protect the aesthetic scenic qualities of the lakeshore. A development permit is not required for rezoning. If the owner proposes any development in the future, a Permit will be required and will be considered by the Regional District Board before issuance.
OCP's Subdivision and Rezoning Evaluation	Section 5.2.1 of the OCP sets out a list of factors to be considered by the Regional District Board where a proposed use may be permitted by the Salmon River-Lakes OCP's policies or land use designation but is subject to evaluation through a rezoning process. Information to inform consideration on each factor is obtained through the application process including agency referral and public processes when applicable. The evaluation factors include, but are not limited to, the following: i. consistency with the objectives, policies and land use designations of this Plan; ii. consistency with the provisions or policies of the Agricultural Land Commission for lands within the Agricultural Land Reserve; iii. the extent of agricultural development and potential for impact upon neighbouring agricultural use; iv. the level of potential land use impact on the subject property and potential conflict with uses in the immediate proximity; v. public opinion as received through the public information and hearing requirements of the Local Government Act; vi. the availability of existing services to the site, including but not limited to, fire protection, roads, potable and sufficient water supply, electricity, sewage disposal, or the ability to provide the services to the site; vii. impact on the transportation network; viii. environmental impact and potential for hazardous conditions; ix. any other issue that may be relevant to a specific proposal.
Zoning:	Subject Lot 1: zoned Public Development 1 (P1) by Zoning Bylaw No. 2892 Subject Lot 2: zoned Rural 1 (Ru1) by Zoning Bylaw No. 2892. Both zones do not permit Recreation Camp use; therefore, a zoning bylaw amendment is required. The Zoning Bylaw defines: "Recreation Camp" means a use providing for outdoor recreation, including overnight accommodation, which is not a commercial use but is operated by a registered non-profit society. The proposed zoning amendment will rezone the subject lots to Public Institutional 2 (P2) to allow Recreation Camp use and match the other two lots currently zoned P2.

Current Lot 1: Public Development (P1) Zone	Current Lot 2: Rural 1 (Ru1) Zone	Proposed Public Institutional 2 (P2) Zone
<u>Permitted Uses:</u> • Agriculture; • Cemetery; • Community Hall; • Community Recreation Area; • Government/Public Administration Facility; • Firehall; • Park-Provincial, Regional, Community; • Research Facility; • School; • Sanitary Landfill; • General Permitted Uses • Buildings and structures accessory to the permitted uses. <u>Secondary Uses:</u> (Provided Residential Single-Family Use is established) • Homecraft • Home Occupation • Secondary Suite.	<u>Permitted Uses:</u> • Agriculture; • Forestry; • Intensive Agriculture; • Kennel; • Cannabis Production; • Nursery; • Open Space Recreation [See s. 10.0.]; • Residential-Single Family; • Riding Stable; • Veterinary Clinic • General Permitted Uses • Buildings and structures accessory to the permitted uses. <u>Secondary Uses:</u> (Provided Residential Single-Family Use is established) • Homecraft • Home Occupation • Secondary Suite.	<u>Permitted Uses:</u> • Agriculture; • Firearms Range; • Pet Cemetery and Crematorium; • Place of Worship; • Recreation Camp; • School; • General Permitted Uses • Buildings and structures accessory to the permitted uses. <u>Secondary Uses:</u> (Provided Residential Single-Family Use is established) • Homecraft • Home Occupation • Secondary Suite
<u>Density:</u> • Not more than one Residential-Single Family use and one Secondary Suite use are permitted on a lot smaller than 8.0 ha. • Not more than two Residential-Single Family uses and one Secondary Suite use are permitted on a lot 8.0 ha or larger	<u>Density:</u> • Not more than one Residential-Single Family use and one Secondary Suite use are permitted on a lot smaller than 8.0 ha. • Not more than two Residential-Single Family uses and one Secondary Suite use are permitted on a lot 8.0 ha or larger. • The minimum site area required for: (i) an Intensive Agriculture use is 4.0 ha.; (ii) a Kennel, Riding Stable, Nursery or Veterinary Clinic use is 2.0 ha.; (iii) a Cannabis Production use is 259.0 ha.	<u>Density:</u> • Not more than one Residential-Single Family use and one Secondary Suite use are permitted on a lot smaller than 8.0 ha. • Not more than two Residential-Single Family uses and one Secondary Suite use are permitted on a lot 8.0 ha or larger. • The minimum site area required for: (i) a Firearms Range use is 8.0 ha.; (ii) a Pet Cemetery and Crematorium use is 3.2 ha.
<u>Other Regulations:</u> • Residential-Single Family use is permitted only for the accommodation of a caretaker or other staff. • Notwithstanding ss. 73.0(8)(a) Seasonal Accommodation use is a permitted use in conjunction with an established Research Facility Use.		<u>Other Regulations:</u> • A Residential-Single Family use is permitted only for the accommodation of a caretaker or other staff.

Other: The property is in the Ness Lake Volunteer Fire Department service area.
The property is accessed from Camp RD

APPLICATION PROCESS INFORMATION

Application
Process
Overview:



Local Government Act:	The <i>Local Government Act</i> outlines requirements for consideration of amendments to a zoning bylaw and public hearing procedure, including: • A public hearing is not required as the proposed zoning amendment bylaw is consistent with the OCP. • If a public hearing is not held, notice must be given prior to first reading. • If a public hearing is held it must be after first reading and before third reading.
Development Application Procedures Bylaw No. 3268, 2022:	The following will occur should the Board decide to consider this application further by either holding a public hearing or not holding a public hearing: • The notice of a public hearing or waiving thereof is to be sent to owners of land within 200 metres of the subject property. • Details requirements for a Notification of Application Sign, an alternative form of notification or waiving of notification requirements. • Delegates approval of notification requirements to the General Manager of Development Services. • Further notification beyond these requirements of the Development Services Applications Procedures Bylaw requires a Board resolution.
Public Notice Bylaw No. 3316 and Policy No. RD-24-23:	Outlines the requirements for Public Notice to be published: • Posting the public notice on the Public Notice board, the Regional District's website and Facebook page. • Must be published at least seven (7) days before the date of the matter for which the Public Notice is required. • A Public Notice will also be published in a newspaper applicable to Electoral Area(s), or a portion thereof as applicable in accordance with Appendix "A" of the Policy.
Future RDFFG Applications:	No further Regional District land use applications will be required if the zoning bylaw amendment is approved. All new structures over 10m² require an RDFFG building permit.

REFERRAL COMMENTS

RDFFG: Building Inspections:

No concerns. A building permit is required for all new structure.

Blaine Harasimiuk

Manager of Inspection Services and Sustainability Practices

Ministry of Transportation and Transit

The Ministry of Transportation & Transit (MoTT) has received the above-noted referral from the Regional District Fraser-Fort George regarding the proposed rezoning of the subject lots to Public Institutional 2 (P2) to allow Recreation Camp use, matching the other two lots that are currently zoned P2. We have no concerns, and the application has been reviewed and approved.

- It appears this application is outside of the 800-meter radius of a Controlled Access Highway. Should the proposal move forward under a zoning bylaw amendment, Ministry sign off on the bylaw will not be required.

Janet Grainger

Development Services Officer

Fort George District

Ministry of Water, Land and Resource Stewardship – Land Branch

Thanks for the opportunity to review this zoning amendment application. We have no comments on the rezoning in relation to the Land Act.

Jenn Elliot

Authorizations Specialist - Lands

Ministry of Water, Land and Resource Stewardship – Resource Steward

Thanks for providing an opportunity to respond to this zoning amendment application. Given that this is a change in response to retroactive use, that rezoning would not negate the need for a development permit in the future, and that there will be no disturbance associated with this application, Omineca Ecosystems has no significant concerns.

Aija White, Ph.D., R.P. Bio.

Ecosystems Biologist, Omineca Region

Ministry of Water, Land and Resource Stewardship – Water Branch

As the application for zoning amendment doesn't appear to involve the use of water or changes in and about a stream, or other activities that would fall under the jurisdiction of the *Water Sustainability Act*, I have no comments.

Sarah Racicot, P.Ag.

Licensed Authorizations Officer - Water

BC Hydro

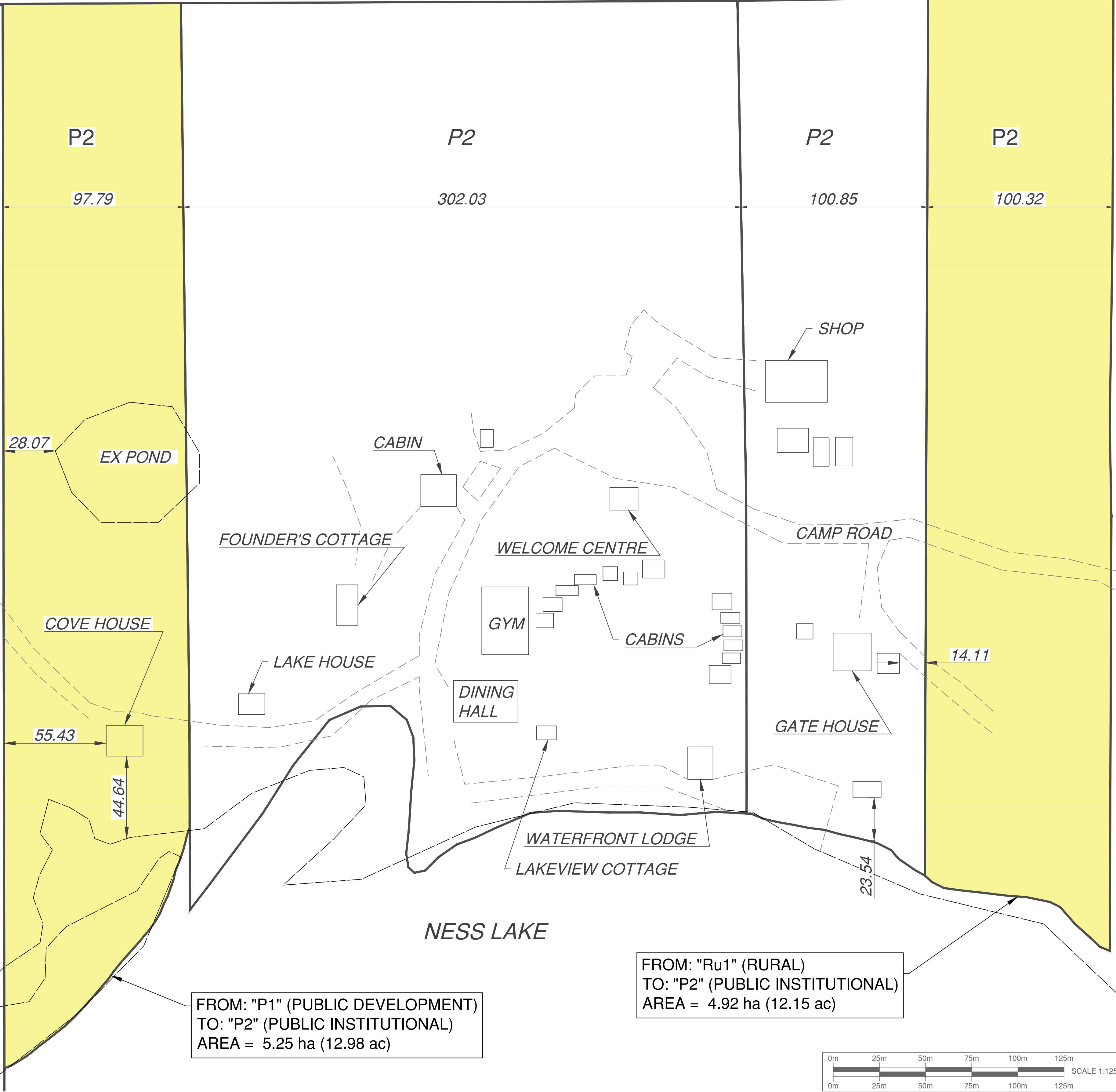
Thank you for your email. BC Hydro has no objection in principle to the proposed rezoning, as there appears to be no road dedication, return to crown or park dedication involved affecting BC Hydro's rights.

The following comments are for the property owner's information:

1. As you know, BC Hydro has a registered right of way on the property. Please be guided by the terms of the right of way agreement.
2. If the final version of this plan includes a Road Dedication, please submit a copy to our office. BC Hydro will reserve comments following a further review of the final subdivision plan when submitted. Reviews can take 4-6 weeks and has a fee of \$315.00 (\$300+tax). BC Hydro's signature is required before the plan can be registered.
3. Obtain separate written approval from this office for any intended use or development on the right of way before construction takes place. Submit applications to this office.
4. No building encroachment is permitted within the right of way.
5. Open space/parks must be assigned a lot number so that Hydro's rights are retained.
6. It is the responsibility of the Architect and Electrical Engineer of Record (EEOR) to ensure compliance with the Canadian Electrical Code (CEC), Canadian Safety Association (CSA) and WorkSafeBC (WSBC). The CEC, CSA and WSBC stipulate minimum clearances of powerlines and equipment from buildings for safety and safe working clearances (Limits of Approach). BC Hydro suggests you add an additional 2-3 meters clearance to provide safe working space now and in the future. If you only meet minimum clearances, workers now and going forward will ALWAYS be within Limits of Approach
7. For new construction power connections please contact the BC Hydro Electric Service Coordination Centre at 1-877-520-1355 and/or email expressconnect@bchydro.com.

Kris Smith

Property Right Services



Radloff R. Radloff & Associates Inc.
Engineering, Planning & Consulting
1820 3rd Avenue
Prince George, B.C. V2M 1G4
Ph: (250) 562-6861, Fax: (250) 562-6826

STAMP

NO.	(YY/MM/DD)	BY	REVISIONS		ENG.

DESIGN BY	DATE				
SAR	26/03/18				
DRAWN BY	DATE				
NBB	26/03/18				
CHECKED BY	DATE				
SAR	26/03/18				
APPROVED BY	DATE				
RPR	26/03/18				

1	26/03/18	SAL	SUBDIVISION APPLICATION	RPR	
NO.	(YY/MM/DD)	BY	DRAWING ISSUE	ENG.	

CLIENT

NESS LAKE
BIBLE CAMP

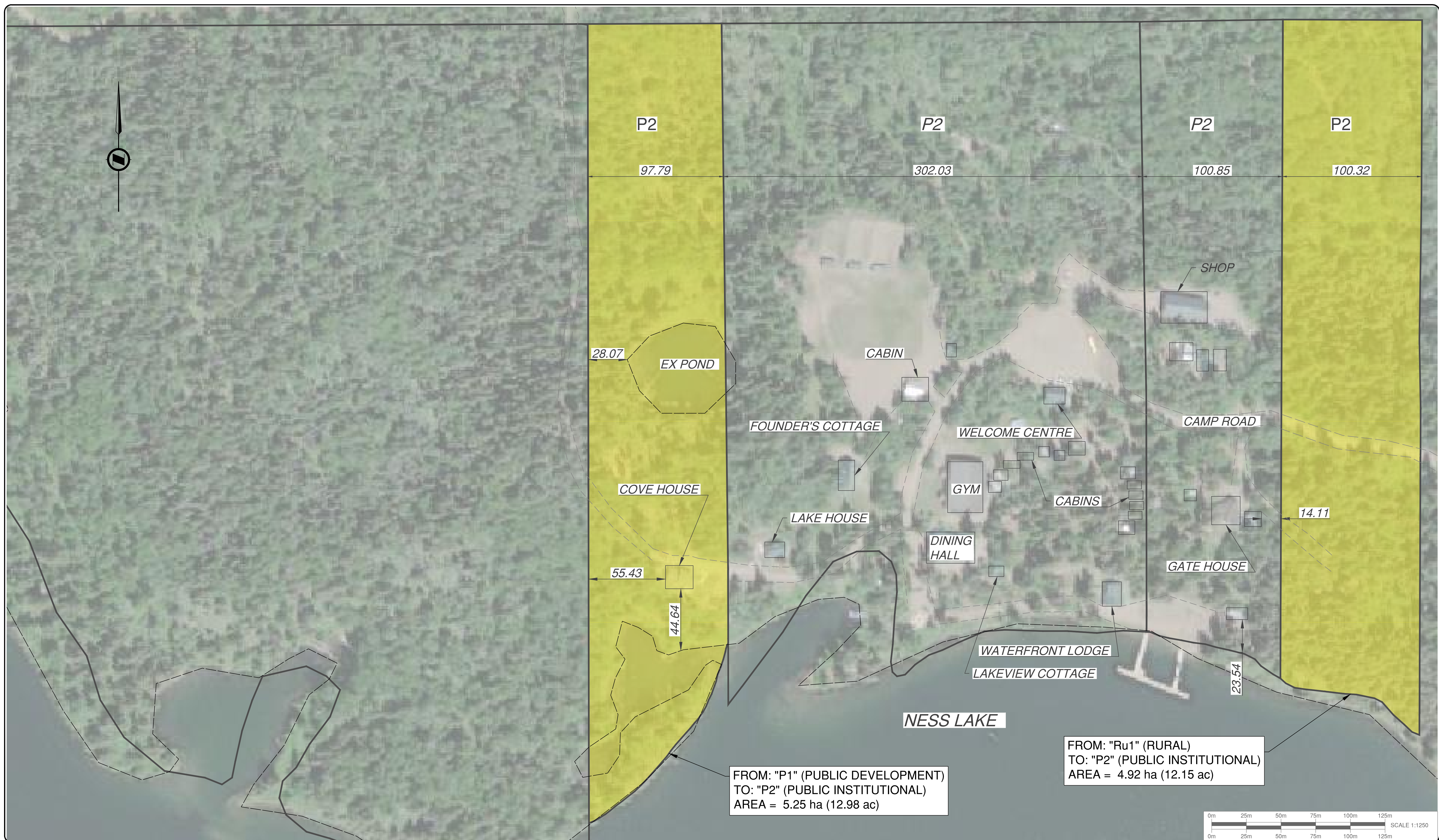
SCALE
HORIZ. 1:1250 VERT. 1:1250
SHEET 2 OF 2
ENG PROJECT
NUMBER 972-001-10

PROJECT

NESS LAKE BIBLE CAMP
REZONING

SHEET TITLE

SITE SKETCH

***Radloff***

R. Radloff & Associates Inc.
Engineering, Planning & Consulting
1820 3rd Avenue
Prince George, B.C. V2M 1G4
Ph: (250) 562-6861, Fax: (250) 562-6826

STAMP

NO. (YY/MM/DD)	BY	REVISIONS	ENG.

DESIGN BY SAR	DATE 26/03/18
DRAWN BY NBB	DATE 26/03/18
CHECKED BY SAR	DATE 26/03/18
APPROVED BY RPR	DATE 26/03/18

1	26/03/18	SAL	SUBDIVISION APPLICATION	RPR
NO. (YY/MM/DD)		BY	DRAWING ISSUE	ENG.

CLIENT

NESS LAKE
BIBLE CAMP

SCALE HORIZ. 1:1250 SCALE VERT. 1:1250
SHEET 1 OF 2
ENG PROJECT
NUMBER 972-001-10

PROJECT

NESS LAKE BIBLE CAMP
REZONING

SHEET TITLE SITE SKETCH



**REGIONAL DISTRICT
of Fraser-Fort George**

BYLAW NO. 3426

**A BYLAW TO AMEND REGIONAL DISTRICT OF FRASER-FORT GEORGE ZONING BYLAW
NO. 2892, 2014**

WHEREAS the Regional Board of the Regional District of Fraser-Fort George has adopted Regional District of Fraser-Fort George Zoning Bylaw No. 2892, 2014;

AND WHEREAS the Regional Board intends to amend aforesaid Bylaw No. 2892, 2014 by passage of this bylaw, pursuant to the requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Regional District of Fraser-Fort George, in open meeting assembled, enacts as follows:

1. Regional District of Fraser-Fort George Zoning Bylaw No. 2892, 2014 is hereby amended at Schedule 'B' – Map 87 by rezoning Block A District Lot 8812 Cariboo District from Public Development 1 (P1) to Public Institutional 2 (P2).
2. Regional District of Fraser-Fort George Zoning Bylaw No. 2892, 2014 is further amended at Schedule 'B' – Map 87 by rezoning Block A District Lot 8813 Cariboo District from Rural 1 (Ru1) to Public Institutional 2 (P2).
3. This Bylaw may be cited for all purposes as "Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3426, 2026".

READ A FIRST TIME ON THE DAY OF , 2026

READ A SECOND TIME ON THE DAY OF , 2026

READ A THIRD TIME ON THE DAY OF , 2026

ADOPTED THIS DAY OF , 2026

Chair

General Manager of Legislative and
Corporate Services