



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.: DP 8812 & 8813

FROM: Daniel Burke

DATE: October 27, 2025

SUBJECT Proposed Non-Delegated Development Permit No. 1508

SUMMARY: Purpose: Consider Application
 Location: 23705 Camp Road – Electoral Area A
 Owner: Canadian Sunday School Mission
 Agent: David Horton

Attachments:

1. Backgrounder
2. Proposed Development Permit No. 1508

RECOMMENDATION(S):

1. THAT the report dated October 27, 2025, regarding “Proposed Non-Delegated Development Permit No. 1508” be received for information.
2. THAT Development Permit No. 1508 be issued, as attached to the report dated October 27, 2025 for the property legally described as Block A District Lot 8812 Cariboo District; The East 15 Chains Of The Fractional South 1/2 Of District Lot 8812 Cariboo District; The Most Westerly 5 Chains Of The Fractional South West 1/4 Of District Lot 8813 Cariboo District; and Block A District Lot 8813 Cariboo District, to permit all works as described in the Environmental Management Plan (2025-2030) for Future Maintenance, Development and Restoration Activities at Ness Lake Bible Camp.

| ENTITLEMENT | HOW VOTE COUNTED |
|--------------------------|------------------|
| All 1 Director/1 vote | Majority |
| All 1 Director/1 vote | Majority |

SUMMARY OF APPLICATION:

| | |
|-----------------------------------|--|
| Location: | 23705 Camp Road – Electoral Area A |
| Legal Description and PID: | Subject Property 1: Block A District Lot 8812 Cariboo District – 013654152 - 5.25 ha Subject Property 2: The East 15 Chains Of The Fractional South 1/2 Of District Lot 8812 Cariboo District – 015526321 -13.15 ha Subject Property 3: The Most Westerly 5 Chains Of The Fractional South West 1/4 Of District Lot 8813 Cariboo District – 013407104 -4.49 ha Subject Property 4: Block A District Lot 8813 Cariboo District – 008511497 – 4.92 ha |
| Applicant(s): Agent: | Canadian Sunday School Mission David Horton |
| Existing Uses: | Subject Property 1: Residence for caretaker and staff Subject properties 2 and 3: Ness Lake Bible Camp, including bunkhouses, residences, dining halls, and accessory structures. |

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|---|--|
| | Subject property 4: Treed |
| Proposal: | The applicant is proposing a maintenance, development, and restoration plan for their four properties, which make up the Ness Lake Bible Camp. The works include the removal of vegetation and trees around buildings, structures and existing accesses. Construction of up to 28 shelters/cabins with a maximum footprint of 10.0m ² . Erosion restoration works in select sites near the shoreline and the construction of an access road in the northern part of the property. All proposed works are described in the Environmental Management Plan (2025-2030), which is attached to proposed Development Permit No. 1508. |
| Application Type: | Non-Delegated Development Permit (DP) |
| Regulation Changes/ Content of Permit: | Development Permit No. 1508 proposes to permit all works as described in the Environmental Management Plan (2025-2030) for Future Maintenance, Development and Restoration Activities at Ness Lake Bible Camp. |

BOARD CONSIDERATION:

Board is being asked to consider issuing Development Permit No. 1508.

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

RELEVANT POLICIES:

| | |
|--------------------------|---|
| Official Community Plan: | The proposal is consistent with Salmon River-Lakes Official Community Plan (OCP) Bylaw No. 1587 and Ness Lake Development Permit Area objectives. |
| Zoning Bylaw: | The proposal is consistent with Zoning Bylaw No. 2892, 2014. |
| Delegation Bylaw: | The development permit proposal does not meet the delegation criteria specified in the Regional District of Fraser-Fort George Delegation Bylaw No. 3276, 2022 and will be considered by the Board. |

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

- Development Permit No. 1508 will be issued to allow the works proposed.

Other Options:

| DIRECTION | ACTIONS THAT WILL BE TAKEN | MOTIONS REQUIRED |
|--|---|--|
| A. Postpone consideration pending receipt of further information | <ul style="list-style-type: none"> • The application will return for further consideration by the Board when information is available. | <p><i>THAT consideration of proposed Development Permit No. 1508 be postponed pending receipt of [insert requirement].</i></p> |
| B. Deny issuance of Development Permit No. 1508 | <ul style="list-style-type: none"> • The proposed works will not be permitted. | <p>The Regional District Board defeats the following:</p> <p><i>THAT Development Permit No. 1508 be issued, as attached to the report dated October 27, 2025 for the property legally described as Block A District Lot 8812 Cariboo District; The East 15 Chains Of The Fractional South 1/2 Of District Lot 8812 Cariboo District; The Most Westerly 5 Chains Of The Fractional South West 1/4 Of District Lot 8813 Cariboo District; and Block A District Lot 8813 Cariboo District, to permit all works as described in the Environmental Management Plan (2025-2030) for Future Maintenance, Development and Restoration Activities at Ness Lake Bible Camp.</i></p> |

SUMMARY COMMENTS:

- Ness Lake Bible Camp operates on properties and is permitted by zoning.
- Development Permit required to allow work within the Ness Lake Development Permit Area. The purpose of the Development Permit Area is the protection of the natural environment.
- The applicant is proposing a management plan to reduce the age of the forest to increase safety and incorporate fire-smart techniques into the landscape.
 - The removal of older and taller trees around cabins and other camp infrastructure.
 - Replanting of native species of shrubs and trees to retain a canopy and vegetation coverage on the property.
 - The proposed construction of 20 shelters at existing campsites on the property and the addition of 8 cabins in existing cleared areas. All proposed buildings are to have a footprint of less than 10.0m² and be located in existing cleared areas.
 - The placement of 4 shipping containers for storage.
 - Two erosion restoration projects near the lake shore.
 - Map of areas of proposed works are included in the Backgrounder for reference.
- The applicants have noted in their management plans migratory bird regulations, erosion protection and other provincial/federal considerations when works are proposed.
- If additional information or amendments are desired, the permit may be held (Other Decision Options B.).
- If the application is unsuccessful, the applicant's proposed works will not be permitted.
- It would be reasonable for the Board to approve issuance of the permit because the proposed work is supported by a detailed environmental management plan that addresses the objectives and guidelines of the Development Permit Area.

Respectfully submitted,

“Daniel Burke”

Daniel Burke
Planner III