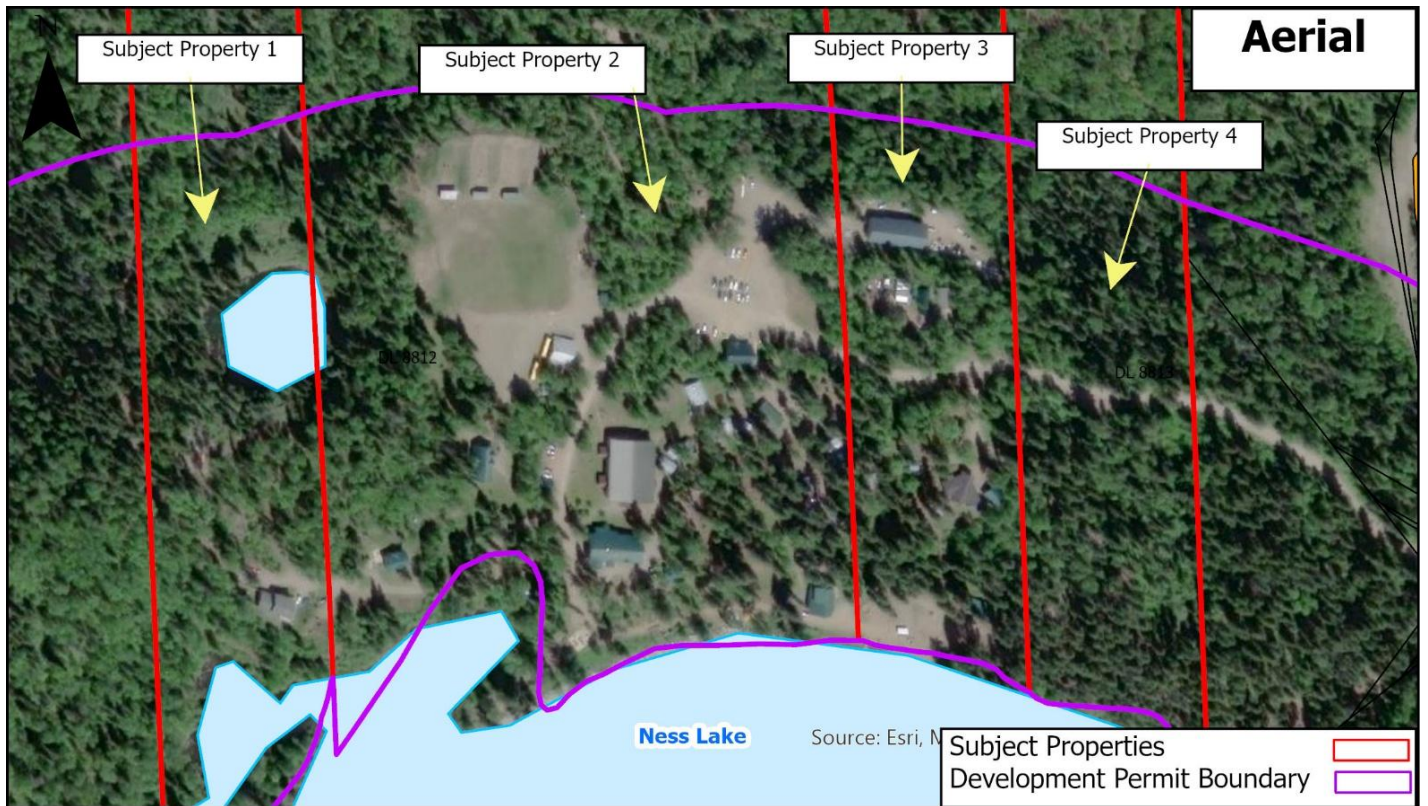
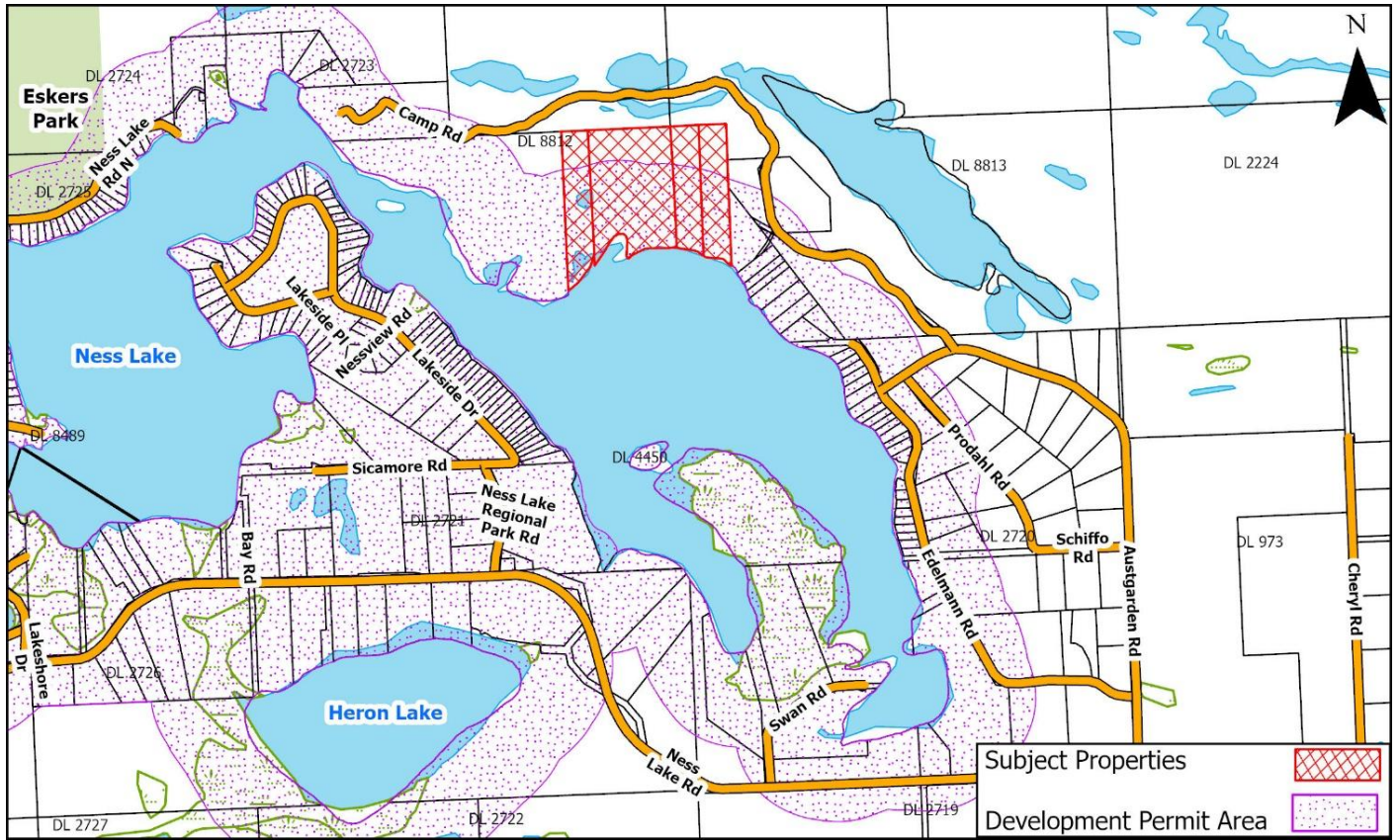


BACKGROUNDER – Non-Delegated Development Permit No. 1508

PARCEL MAPS



LAND USE PLANNING INFORMATION

- ALR: The subject property is not within the Agricultural Land Reserve (ALR).
- OCP: Three of the subject properties are designated Public Development/Institutional (PD/I), and one subject property is designated Lakeshore Settlement (LS) in the Salmon River-Lakes Official Community Plan (OCP). The majority of the properties are within the Ness Lake Development Permit Area. All lakes and islands within the Plan area are designated, pursuant to the *Local Government Act*, for mandatory Development Permits for development within 300 metres (1000 ft.) from the lakeshore.

Per Section 3.5.8 B of the OCP:

The Development Permit Area objectives are:

- (i) to ensure the protection of the water quality of the lake, since the trophic status of each lake is, or could become, such that surrounding development could over future years have a significant detrimental effect on water quality;
- (ii) to protect the aesthetic scenic qualities of the lakeshore, since the lakes have a significant amount of public use and the future development of the lakeshore is important in maintaining the qualities which make it attractive for that use;

Per Section 3.5.8 C of the OCP:

Guidelines for development pertaining to the subject application include the following:

The main guidelines for the issuance of Development Permits, pursuant to the *Local Government Act*, which will assist in achieving the objectives set out in Policy 3.5.8(B) are:

- (i) the location of sewage disposal systems will be evaluated with respect to distance from the lake, soil and other conditions to minimize or eliminate nutrients entering the lake, with the general guideline that such systems should be located as far as possible from the lakeshore, by defining conditions that will determine whether a sewage disposal system may be constructed from 30 m (100 ft) to 150 m (500 ft) of the lakeshore;
- (ii) development will be evaluated with respect to the distance and visibility of buildings from the lakeshore to minimize any detrimental visual impact and to maintain the integrity of riparian vegetation with the general guidelines that:
 - (a) development of buildings and structures be at least 15 m (50 ft) from the lakeshore; and
 - (b) development includes the alteration of the land surface or the clearing of vegetation; and
 - (c) outbuildings less than 50 sq. m. in size that are accessory to the principal residential use of a property, are exempted from the requirement of obtaining a development permit if they are to be located beyond 50 m. (165 ft.) from a lakeshore;
 - (d) an area, not greater than a distance of 100 m (330 ft) from the lakeshore, may be defined as an area to remain free of development, and where any development is permitted within this area then a condition may be contained in the permit that areas of natural vegetation which are visible from the lake must be retained for other than agricultural uses as noted below;

Per Section 3.5.11 of the OCP:

Watercourses

The Board supports the protection of watercourses and adjacent habitat through the retention of natural vegetation in riparian areas next to streams and waterbodies. Vegetation retention next to streams and waterbodies is encouraged throughout the Plan area as outlined in Stream Stewardship Guidelines provided by the Federal Department of Fisheries & Oceans and the Provincial Ministry of Environment, Lands and Parks and the various Guidelines, Codes and regulations of the Ministries of Environment, Lands and Parks and Agriculture, Fisheries and Food.

Proposed Development Permit: Normally, a development permit for residential property would be delegated to Administration; however, Board approval is required for a development permit that includes works for permitted uses of the Public Institutional 2 (P2) zone, including recreation camp.

If approved, the proposed development permit would allow:

- Erosion Restoration:
 - Site 1: Adjacent to campsite 9, slope near Ness Lake.
 - Revegetation with native plant species, 100 m² area.
 - Site 2: Road that provides access to the west end of the beach.
 - Revegetation with native plant species, 200 m² area.
- New Road to access campsite 14.
 - 40 m in length in the development permit area and 8 m in width.
- New trail from staff house 2 to the playing field.
 - 145 m in length and 2 m in width.
- Four shipping containers for storage.
 - Proposed to be located near the existing shop.
- Construction of 28 covered shelters and cabins (Maximum footprint 10m²) in existing cleared areas.
- Brushing and pruning of vegetation along roads, trails, parking lots and campsites.
 - Roads: Up to 1.5 m from each road's edge.
 - Trails: Up to 1 m from each trail's edge.
 - Parking lots: Up to 2 m from the parking lot's edge.
 - Campsites: Up to 1.5 m from the campsite perimeter.
- Tree management/removal/planting to reduce the age of tree stands within 30.0m of camp infrastructure.
- Firesmaring within a 10-30 m radius of cabins and other structures with removal of flammable vegetation/trees, including conifers, dense brush and vegetation/tree debris.
- A map showing areas of proposed works is located in the Parcel Map section of the Backgrounder.

A site visit to the properties was completed by Administration. No concerns were identified.

Zoning: The proposed works are consistent with Zoning Bylaw No. 2892.

Subject Property 1: Public Development 1 (P1)

Subject Properties 2 and 3: Public Development 2 (P2)

Subject Property 4: Rural 1 (Ru1)

Permitted Uses of the zones:

P1 zone	P2 zone	Ru1 zone
• Agriculture	• Agriculture	• Agriculture
• Cemetery	• Firearms Range	• Forestry
• Community Hall	• Pet Cemetery and Crematorium	• Intensive Agriculture
• Community Recreation Area	• Place of Worship	• Kennel
• Government/Public Administration Facility	• Recreation Camp	• Cannabis Production
• Firehall	• School	• Nursery
• Park-Provincial, Regional, Community	• General Permitted Uses	• Open Space Recreation
• Research Facility	• Buildings and structures accessory to the permitted uses	• Residential-Single Family
• School		• Riding Stable
• Sanitary Landfill		• Veterinary Clinic
• General Permitted Uses		• General Permitted Uses
• Buildings and structures accessory to the permitted uses		• Buildings and structures accessory to the permitted uses

Other: The properties are accessed from Camp Road.
 The properties are within the Ness Lake Fire service area.

APPLICATION PROCESS INFORMATION

Application Process Overview: Generally, the application process for a Non-Delegated Development Permit is as follows:

