



**REGIONAL DISTRICT
of Fraser-Fort George**

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REPORT FOR CONSIDERATION

TO: Chair and Directors

File No.: DP 2721/26794/D

FROM: Heather Meier RPP MCIP

DATE: November 6, 2025

SUBJECT Proposed Non-Delegated Development Permit No. 1514 and Covenant Request
 SUMMARY: Purpose: Consider Application and Request
 Location: 10525 Lakeside Place – Electoral Area A
 Owner: Dolores and Peter Mummery

Attachments:

1. Backgrounder
2. Proposed Development Permit No. 1514
3. Letter from Applicants, dated September 25, 2025
4. Covenant BB1267807

Previous Reports: Item No. 6.3, September 2025

RECOMMENDATION(S):

1. THAT the report dated November 6, 2025, regarding “Proposed Non-Delegated Development Permit No. 1514 and Covenant Request” be received for information.
2. THAT Development Permit No. 1514 be issued, as attached to the report dated November 6, 2025, for the property legally described as Lot D District Lot 2721 Cariboo District Plan 26794 to permit the subdivision of the property within the area of the property that is zoned Rural Residential 1 (RR1) to create not more than two (2) lots that are each not smaller than 1.4 hectares in size.
3. THAT the Board authorize the discharge of Covenant BB1267807 from a portion of the property legally described as Lot D District Lot 2721 Cariboo District Plan 26794 when it is subdivided into two new lots, as permitted by Development Permit No. 1514 and as outlined in the report dated November 6, 2025.

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

SUMMARY OF APPLICATION:

Location:	10525 Lakeside Place – Electoral Area A
Legal Description and PID:	Lot D District Lot 2721 Cariboo District Plan 26794 – 6.46ha – 006872638
Applicant(s):	Dolores and Peter Mummery
Existing Uses:	The subject property has two residences and accessory buildings.
Proposal:	The applicant proposes residential subdivision of the property into three total lots. The proposed lot sizes are 1.59 ha, 1.52 ha, and the remainder lot of 3.35 ha. The applicant is also seeking Board authorization to discharge a restrictive covenant limiting residential uses from the area of the two smaller lots and retain it on the larger remainder lot.

Application Type:	Non-delegated Development Permit
Content of Permit:	Development Permit No. 1514 proposes to permit subdivision creating three lots within the Ness Lake Development Permit Area.

BOARD CONSIDERATION:

Board is being asked to consider issuance of Development Permit No. 1514 and authorizing discharge of a restrictive covenant from a portion of the property.

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 Delegation Bylaw No. 3276, 2022 and will be considered by the Board.
<i>Land Title Act:</i>	Section 219 provides for a local government to secure a charge against the title of land that imposes an obligation on the property owner, including that land cannot be built on except in accordance with the covenant.

STRATEGIC PRIORITIES ALIGNMENT:

- | | | | |
|------------------------------------------------------------------------|-------------------------------------------------------------------|----------------------------------------------------------------|-----------------------------------------------------------------------|
| <input type="checkbox"/> Indigenous and Intergovernmental Partnerships | <input type="checkbox"/> Organizational Strength and Adaptability | <input checked="" type="checkbox"/> Quality Community Services | <input type="checkbox"/> Environmental Stewardship and Climate Action |
| <input type="checkbox"/> Awareness and Engagement | <input type="checkbox"/> 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. 1514 will be issued
 - Covenant BB1267807 will not be registered to the title of the proposed new lots at the time they are created by subdivision.

Other Options:

DIRECTION	ACTIONS THAT WILL BE TAKEN	MOTIONS REQUIRED
A. Postpone consideration pending receipt of further information	The application will return for further consideration by the Board when information is available.	<i>THAT consideration of Development Permit No. 1514 be postponed pending receipt of [insert requirement].</i>
B. Deny issuance of Development Permit No. 1514 and Covenant Request	The proposed subdivision will not be permitted, and the conditions of the covenant will not change.	<p>The Regional District Board defeats the following:</p> <ol style="list-style-type: none"> 1. <i>THAT Development Permit No. 1514 be issued for the property legally described as Lot D District Lot 2721 Cariboo District Plan 26794 to permit the subdivision of the property within the area of the property that is zoned Rural Residential 1 (RR1) to create not more than two (2) lots that are each not smaller than 1.4 hectares in size, as attached to the report dated November 6, 2025.</i> 2. <i>THAT the Board authorize the discharge of Covenant BB1267807 from a portion of the property legally described as Lot D District Lot 27221 Cariboo District Plan 26794 when it is subdivided into two new lots, as permitted by Development Permit No. 1514 and as outlined in the report dated November 6, 2025.</i>

SUMMARY COMMENTS:

The 6.46 hectare subject property is located in Ness Lake. The applicants propose to subdivide the property to create two new residential lots. A zoning amendment to facilitate the subdivision was recently adopted in September 2025. The area of the proposed new lots was rezoned from Small Holding to Rural Residential 1. The previous board report regarding the zoning amendment application is provided as an attachment for reference. There are now two remaining items that require Board approval to enable this subdivision proposal:

1. **Issuance of a development permit to allow subdivision within the Ness Lake Development Permit Area.**
 - The proposal is consistent with the Official Community Plan development permit guidelines and will not create any additional lakeshore lots.
2. **Approval for discharge of Covenant BB1267807 from the title of the two proposed 1.5 ha lots at the time they are created by subdivision.**
 - The covenant is only relevant to the 3.3 ha remainder lot because it prohibits the establishment of a secondary Residential-Single Family use on any part of the property other than on the second floor of the existing accessory building.

Final subdivision approval by a provincial approving officer requires an application process with the Ministry of Transportation and Transit (MoTT). MoTT works in coordination with Regional District administration to ensure all subdivision requirements are satisfied prior to final approval. Given that the land was recently rezoned for this purpose, it would be reasonable for the development permit and covenants discharge to be approved.

Respectfully submitted,

Heather Meier

Heather Meier RPP MCIP
 Planning Leader