



DEVELOPMENT PERMIT No. 1514

ISSUED TO: Dolores and Peter Mummery

WITH RESPECT TO THE FOLLOWING LANDS:

LOT D DISTRICT LOT 2721 CARIBOO DISTRICT PLAN 26794
PID: 006-872-638

1. This Development Permit is issued pursuant to the *Local Government Act*.
2. The general purpose of this Permit is to allow subdivision within the Ness Lake Development Permit Area.
3. This Development Permit specifically permits the following development and alteration of land within the Ness Lake Development Permit Area, as designated in the Salmon River-Lakes Official Community Plan Bylaw No. 1587 pursuant to the *Local Government Act*:
 - a) Subdivision 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.
4. All work is to be substantially as shown on Appendix 'A' attached to and forming part of the Permit and is **subject to the following**:
 - a) The portion of the lands located within 100.0 m, measured horizontally, from the natural boundary of Ness Lake shall remain free of development, land alteration and vegetation removal activities except for what is allowed by this Permit.
 - b) Any works on the property, as identified in this Permit, will be performed in such a way that no fuel, hydrocarbons, soil, sediment, or other harmful materials may enter Ness Lake. Before any works or activities are done close to Ness Lake, erosion control methods must be in place.
 - c) Land alteration activities are not to coincide with wet weather conditions. The removal of material must not lead to bank instability or increase the risk of erosion. Exposed soils should be seeded with restoration grass mix and/or actively planted with deep rooting vegetation, in a timely manner.
 - d) All development, including use, size and siting of buildings and structures, including sewage disposal systems, shall be in accordance with Zoning Bylaw No. 2892, as amended or replaced.
 - e) Accessory buildings must not be occupied as a dwelling unit or recreation cabin, in accordance with Zoning Bylaw No. 2892, as amended or replaced. Furthermore, the combined maximum total floor area of all accessory buildings and structures is limited to 50.0 m² until a permitted use (e.g., Residential-Single Family dwelling) is established.
 - f) No indoor plumbing is to be installed in any building, and no water borne sewage is to be generated, until such a time as the building is served by an approved water borne sewage disposal system on the property.
 - g) The owner or occupier is responsible for verifying the location of all lot lines and watercourse natural boundaries prior to development.

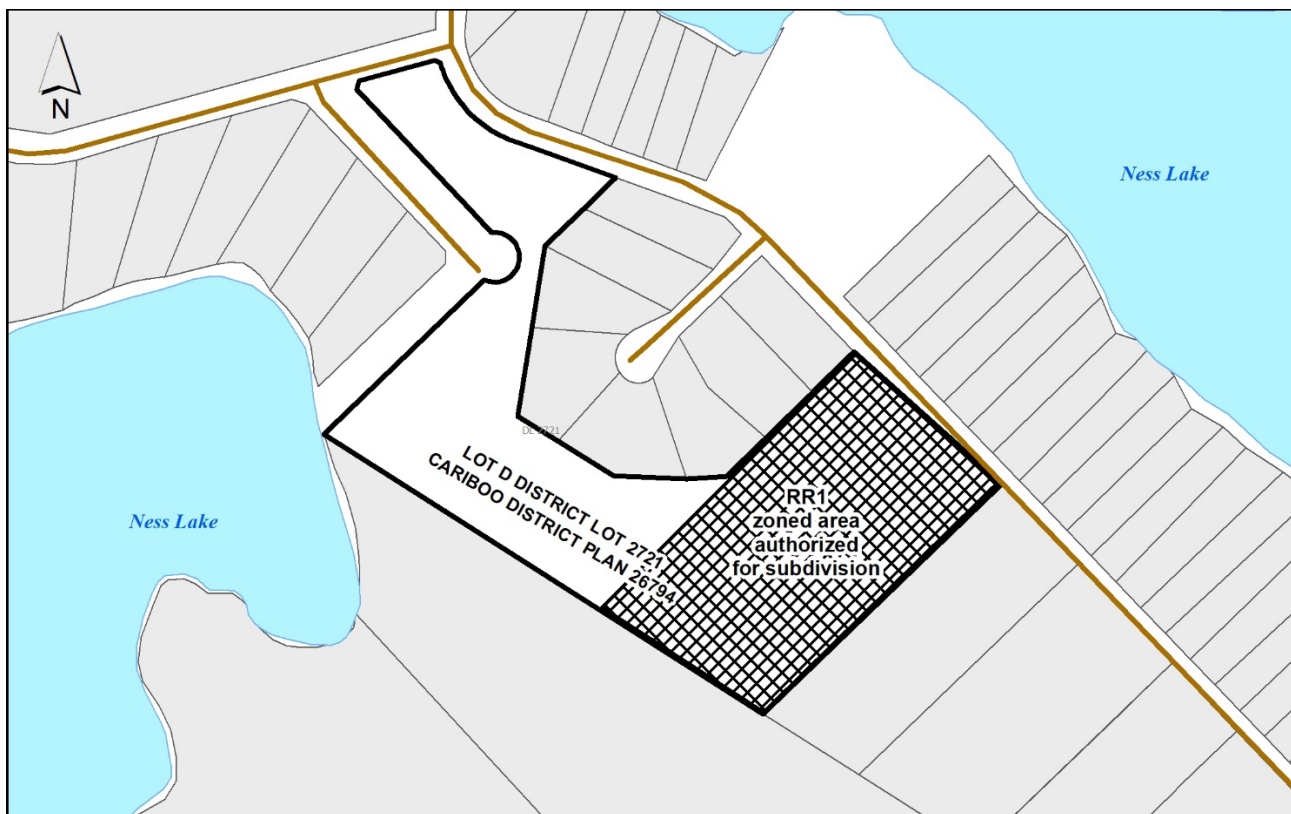
- h) For any earthworks necessary for the construction of any building allowed by this Permit, a geotechnical report may be required to confirm the safety of such developments for the intended use without undue risk. The report shall be prepared by a Qualified Professional registered in British Columbia with qualifications and experience in the fields of geoscience and training in geotechnical engineering and geohazard assessment.
- 5. This Permit shall lapse if the holder of this Permit does not substantially commence any work with respect to which this Permit is issued within two years after the date it is issued.
- 6. This Permit does not relieve the owner or occupier from obtaining any other approvals required by the Regional District or any other jurisdiction, or from meeting any applicable regulations. Furthermore, this Permit is not a building or sewage disposal permit.
- 7. The land shall be developed strictly in accordance with this Permit.

[The zoning on the properties at the date of issuance of this Permit is Small Holding (SH) and Rural Residential 1 (RR1) pursuant to Zoning Bylaw No. 2892]

DEVELOPMENT PERMIT No. 1514 ISSUED BY RESOLUTION OF THE REGIONAL DISTRICT BOARD
ON THE DAY OF 2025.

M. Connelly, General Manager of Legislative and Corporate Services

APPENDIX 'A' TO DEVELOPMENT PERMIT No. 1514



APPENDIX 'A' ATTACHED TO AND FORMING PART
OF DEVELOPMENT PERMIT No. 1514

M. Connelly, General Manager of Legislative and Corporate Services