

## REGIONAL DISTRICT OF BULKLEY-NECHAKO SUPPLEMENTARY AGENDA

**Thursday, March 25, 2021**

<b><u>PAGE NO.</u></b>	<b><u>ELECTORAL AREA PLANNING</u> (All Directors)</b>	<b><u>ACTION</u></b>
2-9	Rezoning Application RZ A-03-20 Public Hearing Report (see pages 43-50 in regular Agenda)	Receive
10-22	Rezoning Application RZ F-01-21 Public Hearing Report (see pages 51-60 in regular Agenda)	Receive
23-26	Jason Llewellyn, Director of Planning ALR 1230 Exclusion Application Electoral Area "F"	Recommendation
27-77	Maria Sandberg, Planner Rezoning Application RZ F-01-20 - Adoption Report for Rezoning Bylaw No. 1918, 2020	Recommendation

### **NEW BUSINESS**

### **ADJOURNMENT**

**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
REPORT OF THE PUBLIC HEARING FOR BYLAW NO. 1938, 2021  
March 16, 2021**

Report of the Public Hearing held at 7:00 p.m., March 16, 2021 by zoom conference call.

Present: Mark Fisher, Chairperson  
Jason Llewellyn, Recording Secretary  
Deneve Vanderwolf, Planner 1  
Keenan Moore and Kat Rogers, Applicant  
Garnet and Sam Paton, 2653 Stenset Road  
Deborah and Dennis Courtliff, 2545 Carr Road  
Ernest Kozak and Johanna Pfalz, 995 Freeland Road

CORRESPONDENCE

The written submissions to the Public Hearing are attached to this Public Hearing Report as Appendix "A".

CALL TO ORDER

The meeting was called to order at 7:03 p.m.

BUSINESS:

Chair Fisher Read a statement explaining the bylaw, the public hearing process, and the written submissions received. He noted that he had posted a link in the chat area to the public information package on the RDBN web site which contains the written submissions. He also noted that staff could share their screen showing the public information including the written submissions if requested.

Chair Fisher Asked Garnet and Sam Paton if they had any comments.

Garnet Paton Said they had no comment.

Chair Fisher Noted that Alethia and Trevor Perry had registered with staff to participate but did not appear to be logged into the meeting. He asked if they were present. There was no response.

Chair Fisher Asked Deborah and Dennis Courtliff if they had any comments.

Deborah Courtliff Said that the concern is not the proposed subdivision. Their concern is the recreation users of Seymour Lake

parking along Seymour Lake Road. The road is too narrow to be used for parking.

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|-------------------|--|
| Chair Fisher      | Asked Ernest Kozak and Johanna Pfalz if they had any comments.   |
| Johanna Pfalz     | Said that they were concerned regarding the impact of up to 14 additional parcels in the area and would like to see an environmental assessment completed for the subdivision.   |
| Chair Fisher      | Asked Keenan Moore and Kat Rogers if they had any comments.  |
| Keenan Moore      | Said that he agreed with the concerns regarding parking on Seymour Lake Road; however, this issue is not related to the proposed rezoning. There is access to the subject property from Gardiner Road which bypasses Seymour Lake Road. The environmental related issues, and road access issues will be evaluated and addressed during the subdivision approval process which will follow later. He noted access to the subdivision will likely be from Carr Road and not Stenset Road. |
| Jason Llewellyn   | Confirmed that the rezoning process changes the minimum parcel size that is allowed at the time of subdivision and that the subdivision approval process is a separate approval process administered by the Ministry of Transportation and Infrastructure.   |
| Chair Fisher      | Noted that the RDBN has established a new parks and trails service and that the parking situation at Seymour Lake will be looked at.   |
| Chair Fisher      | Asked Garnet and Sam Paton if they had any comments. No comments were received.  |
| Chair Fisher      | Asked Deborah and Dennis Courtliff if they had any comments.   |
| Deborah Courtliff | Asked what size the parcels will be?   |
| Jason Llewellyn   | Said that under the H1 zone the minimum parcel size may be 2 ha. However, the actual size of the parcels will be determined through the subdivision approval process.  |

- Chair Fisher                      Asked Ernest Kozak and Johanna Pfalz if they had any comments.
- Johanna Pfalz                      Said that they agreed with the concerns expressed by the Town of Smithers regarding noise related conflict.
- Mark Fisher                      Asked the applicant to discuss their thoughts on the nuisance easement idea raised by RDBN staff.
- Keenan Moore                      Said that the adjacent land identified for future industrial use is not developable as it is a wetland. The existing industrial uses accessed by Tatlow Road are far away and not an issue. The Town's subdivision recently approved is closer to industrial development than their land so he is not sure why there is this conflict in positions by the Town.
- Chair Fisher                      Asked everyone in attendance if there were any further comments on the proposed bylaw. No further comments were received.
- Chair Fisher                      Asked everyone in attendance if there were any further comments on the proposed bylaw. No further comments were received.
- Chair Fisher                      Closed the public hearing at 7:28 p.m.

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Mark Fisher, Chairperson

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Jason Llewellyn, Recording Secretary

**SCHEDULE A**

TO THE REPORT OF THE PUBLIC HEARING FOR BYLAW NO. 1938, 2021

WRITTEN SUBMISSIONS

**Deneve Vanderwolf**

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**From:** Geraldine Craven  
**Sent:** March 16, 2021 1:14 PM  
**To:** Planning  
**Subject:** FW: [EXTERNAL]: Regional District of Bulkley-Nechako Zoning Bylaw No 1800,2020

**From:** Dennis Courtliff  
**Sent:** Tuesday, March 16, 2021 11:13 AM  
**To:** inquiries  
**Subject:** [EXTERNAL]: Regional District of Bulkley-Nechako Zoning Bylaw No 1800,2020

Dear Sir or Madam,

While I have no concerns regarding this development itself I do have concerns that this will increase traffic along Seymour Lake Rd. The proposal highlights a problem that already exists. This road was paved some years ago and in places the road surface is falling into the lake affecting the quality of the water. More traffic will only increase that problem.

Also the road is only wide enough for two vehicles and both in summer and particularly in winter there is a lot of parking along the road by people using the lake for recreation. This then reduces the road to single lane in places and disrupts the flow of traffic. Add to that the problem of people parking and opening doors to get out of the vehicle there is the potential for someone to open a door when a moving vehicle is alongside the parked car. The problem could be increased by the extra traffic resulting from the proposed development. The problem has always existed and the extra traffic this development could cause highlights the need to look at the already existing problem and how it can be alleviated.

Yours Sincerely,  
Dennis Courtliff

**Deneve Vanderwolf**

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**From:** Geraldine Craven  
**Sent:** March 16, 2021 8:53 AM  
**To:** Planning  
**Subject:** FW: [EXTERNAL]: Bylaw no. 1938,2021

FOR COVID-19 INFORMATION GO TO:  
<https://www.rdbn.bc.ca/media-status-updates/covid-19-information>

-----Original Message-----

From: Debbie  
Sent: Tuesday, March 16, 2021 8:40 AM  
To: inquiries <[inquiries@rdbn.bc.ca](mailto:inquiries@rdbn.bc.ca)>  
Subject: [EXTERNAL]: Bylaw no. 1938,2021

I am very concerned about the increased traffic. The drive beyond the end of Carr Rd is totally inadequate to handle increased traffic.

Of particular concern is increased traffic on the Seymour Lake Road. It is already breaking down and falling in toward the lake. That poses a real concern for the many residents who use the lake as our water source. Not only those who live around the lake but residents on Hudson Bay Mountain Rd.

Deborah Courtliff  
Resident

Sent from my iPad  
Email secured by Check Point

**Deneve Vanderwolf**

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**From:** Geraldine Craven  
**Sent:** March 16, 2021 4:01 PM  
**To:** Planning  
**Subject:** FW: [EXTERNAL]: Re: Rezoning

**From:** Johanna Pfalz  
**Sent:** Tuesday, March 16, 2021 3:03 PM  
**To:** Poppy Dubar ; inquiries  
**Cc:** Dennis Courtliff ; Johanna Pfalz ; Rich Audet ; Karin Bachman  
**Subject:** [EXTERNAL]: Re: Rezoning

Thanks Poppy for bringing this to our attention.  
I wasn't aware of this rezoning application.  
A few questions off the top of my head:

From my end I'd like more information on how the various new properties will be accessed – is this going to increase traffic along the Carr Road extension, or along Stenset Road? If Stenset Road is the access point how will this road be maintained? Neither roads are now maintained so does this road maintenance responsibility now fall on the RDBN? Will the access to the subdivision be off Tatlow Road?

An additional 14 lots double the neighborhood's population, and could potentially introduce 14 new ground water wells into the neighborhood. This is a lot of new water use and how will we understand the impacts this has on existing ground water use?

Also, what is the plan for waste water? 14 new households are a significant increase in septic load – how is this going to be managed and monitored?

Noise level – we are already dealing with some significant noise issues with the Pellet plant. Developing a subdivision within this rural neighborhood would introduce construction noise and activity for several years.

How will hydro and natural gas be provided to the building sites?

Johanna Pfalz



**Deneve Vanderwolf**

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**From:** Geraldine Craven  
**Sent:** March 16, 2021 1:13 PM  
**To:** Planning  
**Subject:** FW: [EXTERNAL]: Rezoning

**From:** Poppy Dubar  
**Sent:** Tuesday, March 16, 2021 12:11 PM  
**To:** inquiries  
**Cc:** Dennis Courtliff ; Johanna Pfalz ; Johanna Pfalz ; Rich Audet ; Karin Bachman  
**Subject:** [EXTERNAL]: Rezoning

To those concerned,

I'm writing on behalf of the Seymour Lake Conservation Society (SLCS) regarding the application for rezoning (Application number RZ A-03-20) at 2654 Stenset Road.

We have some concerns regarding the division of the said property into fourteen 5 acre lots, concerns regarding the lake environment, water quality, as well as other issues.

Firstly, we are concerned about the increased volume and frequency of traffic along Carr Road, a quiet road not designed to be a thoroughfare for any but a small number of vehicles. Seymour Lake Road would also be used in order to access either the town or the ski hill, an asphalt road that is (and has been within a year of paving) crumbling into the lake, an issue that directly affects the quality of water directly adjacent to the road. Water quality is very much a concern, both for the lake residents (and approximately twelve Hudson Bay Road residents) who use the water for drinking and household use. This road is already very overused due to people parking and recreating by the public access there. There is barely a shoulder to park on, which makes it really difficult for vehicles passing through.

On the subject of the lake and water quality, we are concerned that should there not be enough water supply, new owners may need to use the lake for their water supply too, thus decreasing the volume of water in the lake. We are also concerned about new owners attempting to access the lakefront for their recreational use and building new pathways to the waterfront, affecting the riparian environment used by wildlife. We also currently have a very invasive plant growing on the northeastern side of the lake called Yellow Floating Heart, a plant whose roots and stems are easily fragmented and results in increased spread to other shores of the lake. Increased use at unauthorized access points would result in the increased spread of this invasive plant.

The SLCS would like these concerns addressed in the application and be given reassurance that such a development would not have a negative impact on water volume or quality. As many of our members (and others) live along Carr Road, we would like to see traffic issues addressed as well.

We look forward to hearing from you.

Thanks very much,

Poppy Dubar  
Seymour Lake Conservation Society

**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
REPORT OF THE PUBLIC HEARING FOR BYLAW NO. 1939, 2021  
March 17, 2021**

Report of the Public Hearing held at 7:00 p.m., March 17, 2021 by zoom conference call.

Present:

- Jerry Peterson, Chairperson
- Jason Llewellyn, Recording Secretary
- Deneve Vanderwolf, Planner 1
- Terry Neal, applicant
- Kelly Gehrman, 2925 Haynes Road
- Bill Bornholdt, 4270 Meier Road E
- Norm Holt, 4870 Meier Road E
- Ken Kornlyo, 4300 Roxanne Place
- Shannon Gallagher, 4300 Roxanne Place
- Wendy and Nathan Raymond, 4010 Meier Road E
- Bill Neal (attended at 7:13)
- Betty Neal (attended at 7:13)
- Chris Dornbierer, 4050 Meier Road E

**CORRESPONDENCE**

The written submissions to the Public Hearing are attached to this Public Hearing Report as Appendix "A".

**CALL TO ORDER**

The meeting was called to order at 7:01 p.m.

**BUSINESS:**

Chair Peterson                      Read a statement explaining the bylaw, the public hearing process, and the written submissions received. He noted that a link has been posted in the chat area to the public information package on the RDBN web site which contains the written submissions.

Chair Petersen                      Asked if Lisa Kirkaldy, Chris Estabrooks, Tara Box, or Tab Baker were present. They had registered to attend the public hearing but did not appear to be logged into the meeting. There was no response.

Chair Petersen                      Asked Kelly Gehrman if he had any comments.

Kelly Gehrman                      Said he had no comment at that time.

Chair Petersen                      Asked Bill Bornholdt if he had any comments.

Bill Bornholdt Said that he is opposed to the proposed rezoning and that the recreational storage use is not what area residents want. He said he has sent a written submission.

Chair Petersen Asked Norm Holt if he had any comments.

Norm Holt Said he had no comment at that time.

Chair Petersen Asked if Doug Allen was present. He had registered to attend the public hearing but did not appear to be logged into the meeting. There was no response.

Chair Petersen Asked Ken Kornlyo and Shannon Gallagher if they had any comments.

Ken Kornlyo Said he was opposed to the rezoning for a commercial use. He noted pollution, traffic and security concern.

Chair Petersen Asked Wendy Raymond if she had any comments.

Wendy Raymond Said she was opposed to the rezoning. There is not a need for commercial development in the area. The traffic is heavy enough and more traffic is not good.

Chair Petersen Asked if Bill or Betty Neal were present. They had registered to attend the public hearing but did not appear to be logged into the meeting. There was no response.

Chair Petersen Asked Chris Dornbierer if he had any comments.

Chris Dornbierer Said that he does not support the rezoning and agrees with the written submissions. He asked that the approval process be explained and if the written submissions would be read.

Jason Llewellyn Explained that the written submissions would not be read out loud at the public hearing by staff. He noted that they are available at the link in the chat area, and that participants are free to read their written submissions out loud if they wished. He said that RDBN staff would prepare a report of the public hearing and this report, along with the written submissions, would be provided to the RDBN Board for consideration prior to consideration of 3<sup>rd</sup> reading of the proposed bylaw.

- Ken Kornylo Said that Roxanne Place is gravel and he was concerned about dust. The subject property is cleared to the property line and there is no privacy. Commercial development will create security issues in an area where break-ins are already a problem. When you add recreational vehicle storage you will attract another demographic. Most people in the area are not full time residents.
- Chair Petersen Asked Terry Neal if he had any comments.
- Terry Neal Said that he wants to provide a service to residents and create employment. People have been using the property as a dump site. He cleaned up the property and wants to fence it and put it to a good use.
- Chair Petersen It was noticed that Bill and Betty Neal had joined the public hearing. They were asked if they had any comments. There was no response.
- Terry Neal Said that Bill and Betty Neal did not have a microphone on their computer.
- Chair Petersen Called for further comments on the proposed bylaw.
- Bill Bornhold Asked if the application had been referred to the Ministry of Transportation and Infrastructure.
- Deneve Vanderwolf Confirmed that it was referred and their referral response was included in the public information package.
- Chris Dornbierer Said that Roxanne Place is narrow and large recreational vehicles will have a hard time navigating the corner near his property. He is worried about his quiet and peace being disturbed. None of the neighbours have heard from the applicant. The applicant is encouraged to live on the property but not start a commercial business. The emotion in the submissions is clear. People are concerned about impacts and future uses.
- Norm Holt Said he has lived in the area for 37 years. He has concerns about the increased traffic and crime. More people will be coming into an already congested area if the commercial use is allowed. If this happens the RDBN should put in speed bumps, and the road needs better maintenance.

- Kelly Gehrmann                      Said he was not opposed to the specific proposed use but was opposed to the idea of commercial development in general. He said more people would be present but were afraid of confrontation given the meeting format.
- Terry Neal                              Said that he is proposing recreational vehicle storage only and this does not include a campsite. He noted that he undertook tree removal from his property because he wanted to remove the fire hazard from the community. He was just “firesmarting” his property.
- Nathan Raymond                      Jason Llewellyn read a post to the chat section from Nathan Raymond from 4010 Meier Road that he was opposed to the proposed bylaws because of the traffic and crime. He bought the property as a retreat and does not want the area to become busier.
- Chair Petersen                         Asked everyone in attendance if there were any further comments on the proposed bylaw. No further comments were received.
- Chair Petersen                         Again asked everyone in attendance if there were any further comments on the proposed bylaw. No further comments were received.
- Chair Petersen                         Closed the public hearing at 7:28 p.m.

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Jerry Petersen, Chairperson

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Jason Llewellyn, Recording Secretary

**SCHEDULE A  
TO THE REPORT OF THE PUBLIC HEARING FOR BYLAW NO. 1939, 2021  
WRITTEN SUBMISSIONS**

**From:** Ken K  
**Sent:** Wednesday, March 17, 2021 10:04 AM  
**To:** inquiries  
**Subject:** [EXTERNAL]: Public Hearing on Bylaw No 1939, 2021

To whom it may concern,

We have received notification with regards to this proposed amendment to add the principal use of recreational vehicle storage to the Small Holdings (H1) Zone.

The subject property shares the property line with three of our properties and is within eyesight of our main property, which our family has held since 1964.

Introducing anything of a commercial nature, whether it be recreational vehicle storage, a retail operation, a campground, etc., will only have a detrimental effect on a quiet lake community. People work hard to invest in an area free of city challenges in order to enjoy everything nature has to offer from a peaceful and recreational standpoint.

The fact is the majority of cabin owners already have enough space on their current property for their storage needs.

Amending the bylaw to include any sort of commercial space on this property will have irreversible effects including the following:

- increased traffic in the area which leads to:
  - safety issue with kids biking and people walking on the roads to and from cabins
  - safety issue from the fact that it is not just a vehicle driving on the road, but a vehicle towing another unit
  - additional noise pollution
  - additional carbon pollution in the air and on the road
  - additional road maintenance on Meier Road East and Roxanne Place; Roxanne Place is currently a gravel road and will require continuous maintenance
- the increase in traffic will occur continually from May to October and is not limited to just spring and summer as people do not always leave their boats in the water for 4 plus months
- obstruction of nature views
- reduction of wildlife corridor which has already been impacted from the clear cut; there are many bird species that live in these trees
- lighting pollution as the storage facility will need to have some sort of lighting
- ground pollution from leaks, spills and sewage disposal that affects the groundwater from the additional traffic and the recreational vehicle itself whether or not repairs take place on site
- additional security concerns for all local cabins as a storage site will attract a certain demographic of individuals; whether or not security is tight at the storage property these individuals will be attracted to the valuable assets and certainly will look in the vicinity to fill their needs;

From a personal perspective, we now have 3 properties that have been clear cut to our property line. We witnessed this clear cut occurring in the summer of 2020 as opposed to 20 years ago according to the owner. All traffic will drive right by the front of our property on the dead-end gravel road to get to the subject property which will result in more dust pollution on our property. The development will be visible from all 3 of

our properties adjacent to the subject property as no buffer was created at the property line, but only clear cut to the property line. This will drive our property value down and dissuade us from building a cabin on any of these properties due to the revised site lines and increased traffic past our driveway and the property.

Amending the bylaw to allow recreational vehicle storage now allows for our properties to be subject to more automotive pollution, light pollution and noise pollution, along with visibility lines altered by staring at buildings and recreational vehicles being stored instead of nature itself. The subject property left no trees as a buffer zone to hide any type of commercial activity. All of this means we cannot share our joy of the lake with any future ownership or development. As we do not live at the lake full time, we also have the threat of additional security concerns through the attraction of increased property crime in the area to valuable assets being located on the subject property. It appears the only plan in place for security is to build a personal home on site which still will not detract thieves from checking out the area. We have first-hand experience of our Roxanne Place property being vandalized and articles stolen which is adjacent to the subject property and shares the same access point.

In summary, we are opposed to amending the bylaw to add any sort of commercial operation to the area as it counteracts the ideals and reasons cabin owners invest and come to their quiet lake community. We all want a safe place to come and never have to worry about the well-being of our recreational property. Once a bylaw is amended it now sets a precedent for the future. It is also unfortunate the owner has never invited us to a conversation being that our property borders the subject property and shares the same access road.

Respectfully,

Ken and Shannon

Email secured by Check Point



**Rezoning Application F-01-21****Rezoning Bylaw No. 1939, 2021 to amend Regional District of Bulkley – Nechako  
No. 1800, 2020**

Please **do not pass** Rezoning Bylaw No. 1939, 2021 amending RDBN No. 1800, 2020 to include the addition of Recreational Vehicle Storage to the Small Holding (H1) Zone on the subject property.

My Lakefront property is located immediately at the junction of Roxanne Plc and Meier Rd East, and an increase in RV & Truck-Trailer traffic turning into and exiting Roxanne Plc will interfere with the quiet enjoyment of my property.

The attached pictures show how intrusive this new traffic would be to us, as our driveway is in direct alignment with Roxanne Plc. Meier Rd East is narrow, and during the time Terry Neal was clearing his land the equipment leaving the property and turning right onto Meier Rd East could not make the turn without crossing both lanes and leaving ruts in my lawn. It is inevitable that some RV's will have the same issue.

In addition, Roxanne Plc is unpaved and during the dry summer months even the small ATV's that access trails at the end of Roxanne Plc tend to kick up dust clouds that blow into our property. This would become a significant nuisance with increased traffic.

The current **Rural Residential Designation (RRD)** outlines "Objectives" which serve the interests of existing property owners like us for the quiet enjoyment of their properties, namely:

3.4.1 (4) - Protect and enhance the quality of life associated with the existing and new residential development.

**Cluculz Lake's Official Community Plan (OCP)** has a list of Goals for its Community, namely:

2.3.1 (5) - To support the addition of a limited amount of small scale commercial activities where that activity is appropriately located and clearly designed to exclusively serve the local community.

We would argue that the intrusive nature of this new traffic to our property indicates the proposed commercial enterprise is not appropriately located. In addition, the proposed commercial service is not necessarily exclusive to the local community, as renters could come from any outside locale.

The Planning Department Comments referenced in the “Feb 25/21 Regional District of Bulkley Nechako Staff Report” are based on unfounded assumptions:

- 1) We trust the staff can now see from our submission that the impact is indeed material to our adjacent property.
- 2) There is no evidence that renters of the RV Storage facility would not be using it as an ongoing pick-up & drop-off location for their RV or Boat as they enjoy their camping/boating activities throughout the summer. Therefore significant traffic could be expected.

For the record, Terry Neal stated in his application that he talked to neighbouring property owners to garner support for his plans for the property, but he has never spoken with us as arguably the most affected property owners.

We support our neighbour Terry Neal in the relocation of his residence to the subject property, but in light of the RRD Objectives and OCP Goals we have referenced, we hope the Board will preserve our right to the continued quiet enjoyment of our property by not making the proposed change to existing bylaws.

Chris & Cheryl Dornbierer  
Owner's of 4050 Meier Rd East



March 15, 2021

Regional District of Bulkley – Nechako

**Re: Proposed Change to Zoning Bylaw #1939, 2021 – Lot 2 DL 1141 Cariboo District**

**Plan 25405 off Roxanne Place, Cluculz Lake**

Thank you for the opportunity to voice my concerns for the proposed change to the land use of the said property. As I do feel the proposal will increase traffic to our area, both on Meier Rd E as well as Roxanne Pl. My concern is not so much with the proposed development, but with Roxanne Place. The road was constructed a number of years ago and over this time it has had very little maintenance, as the Ministry of Transportation maintenance classification has bounce from a Summer Class 7 (minimum maintenance) and Class 8 (no maintenance). As this proposal is commercial in nature, I feel that Roxanne Pl should be brought up to the standard of the day, which include checking the Turning Radiuses at the intersection with Meier Rd., as well as matching the existing road surfaces of the surrounding roads, Sealcoat Hard Surface. Not only for the integrity of the road structure, but also for the dust factor, which was the main reason for sealcoating the roads in the area.

Respectfully submitted,

Larry Rowe

4080 Meier Rd E

**Deneve Vanderwolf**

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**From:** Geraldine Craven  
**Sent:** March 17, 2021 1:18 PM  
**To:** Planning  
**Subject:** FW: [EXTERNAL]: Rezoning Application 1939,2021 Cluculz Lake

**From:** Carol Bjarnason  
**Sent:** Wednesday, March 17, 2021 12:29 PM  
**To:** inquiries  
**Subject:** [EXTERNAL]: Rezoning Application 1939,2021 Cluculz Lake

My family has owned recreational property at 4100 East Meier Road (two lots west of Roxanne Road) for over 50 years. The peace and quiet we have enjoyed will be destroyed if this rezoning application goes through.

1. Traffic flow - it's a dead end road so people will be going back and forth constantly for all kinds of reasons. The noise and resulting pollution will be unbearable. I will no longer be able to walk my dog safely on the road.
2. Whoever owns this property has proven he has absolutely no respect for the environment or his neighbours. Not only did he rape the landscape, he did not even bother to leave a buffer line of trees around the outer edges of the property so we don't have to look at that nightmare he created. I no longer walk that way. It makes me want to cry.
3. Because my property sits empty 8 months of the year, I am concerned about break-ins and liability issues if someone comes on my property and injures themselves.
4. I was not even any heads up on this rezoning application until a few weeks ago. Last year in the spring my roof was destroyed. The resulting damage pretty much destroyed my place. So while I still would have replaced the roof and had someone come in to deal with the black mould, I certainly would not have spent tens of thousands of dollars on refurbishing my place had I known about this rezoning application. If this goes through I am going to have put my place up for sale and will never get back the money I put into it.
5. And what about CoVid? Are these RV/trailer spots going to be spaced out to keep people safe? I highly doubt it.
6. Finally, property values. Will we be compensated for that? Because who in their right mind would purchase recreational property in the vicinity of a trailer park.

Carol Bjarnason  
 4100 Meier Rd East

**From:** [Jason Llewellyn](#)  
**To:**  
**Cc:** [Deneve Vanderwolf](#)  
**Subject:** RE: [EXTERNAL]: Rezoning Application 1939 2021  
**Date:** Monday, March 15, 2021 8:47:00 AM

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Thank you Mr. Bornholdt. This e-mail will be treated as a formal submission to the public hearing. Thank you for your input.

-----Original Message-----

From: BILL BORNHOLDT  
Sent: Sunday, March 14, 2021 12:39 PM  
To: inquiries <[inquiries@rdbn.bc.ca](mailto:inquiries@rdbn.bc.ca)>  
Subject: [EXTERNAL]: Rezoning Application 1939 2021

Regarding rezoning on Roxanne place.

My name is William Bornholdt owner of 4270 East Meier Road I want to go on record as opposed to this rezoning application.

As land stewards, the regional district is obligated to make sure there is ample green space within the district. By allowing a person to clear cut their property in order to erect storage buildings, create a business / industrial area within a residential area beside a lake is not a good idea. This applicant has already clear cut some of his personal property with the hopes of developing a large scale campground, lake access and who knows what else in total disregard for full time and part time residents on or nearby the proposed lot. I believe that a residential neighbourhood is not the place for this type of business. Most, if not all of the current residents already have winter storage options for their boats, RV's, ATV, etc. and having these storage buildings will add no value to the regional district or residents of Cluculz Lake.

Also having increased traffic directly in front of my cabin deters from the idea of getting away from the city life and enjoying quite calm days at the lake.

On a side, the application may be in violation of Section 14.0.1 - d Sent from my iPhone



## REGIONAL DISTRICT OF BULKLEY-NECHAKO STAFF REPORT

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**TO:** Chair Thiessen and Board of Directors  
**FROM:** Jason Llewellyn, Director of Planning  
**DATE:** March 25, 2021  
**SUBJECT:** ALR Exclusion Application No. 1230

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### RECOMMENDATION

1. That the Board direct staff to initiate the application process to exclude the Tachick Lake Resort property (15112 Tachick Lake Road) from the Agricultural Land Reserve.
2. That the Public Hearing required by the *Agricultural Land Commission Act* as part of the ALR Exclusion process be delegated to the Director or Alternate Director for Electoral Area "F".

### VOTING

All Directors / Majority

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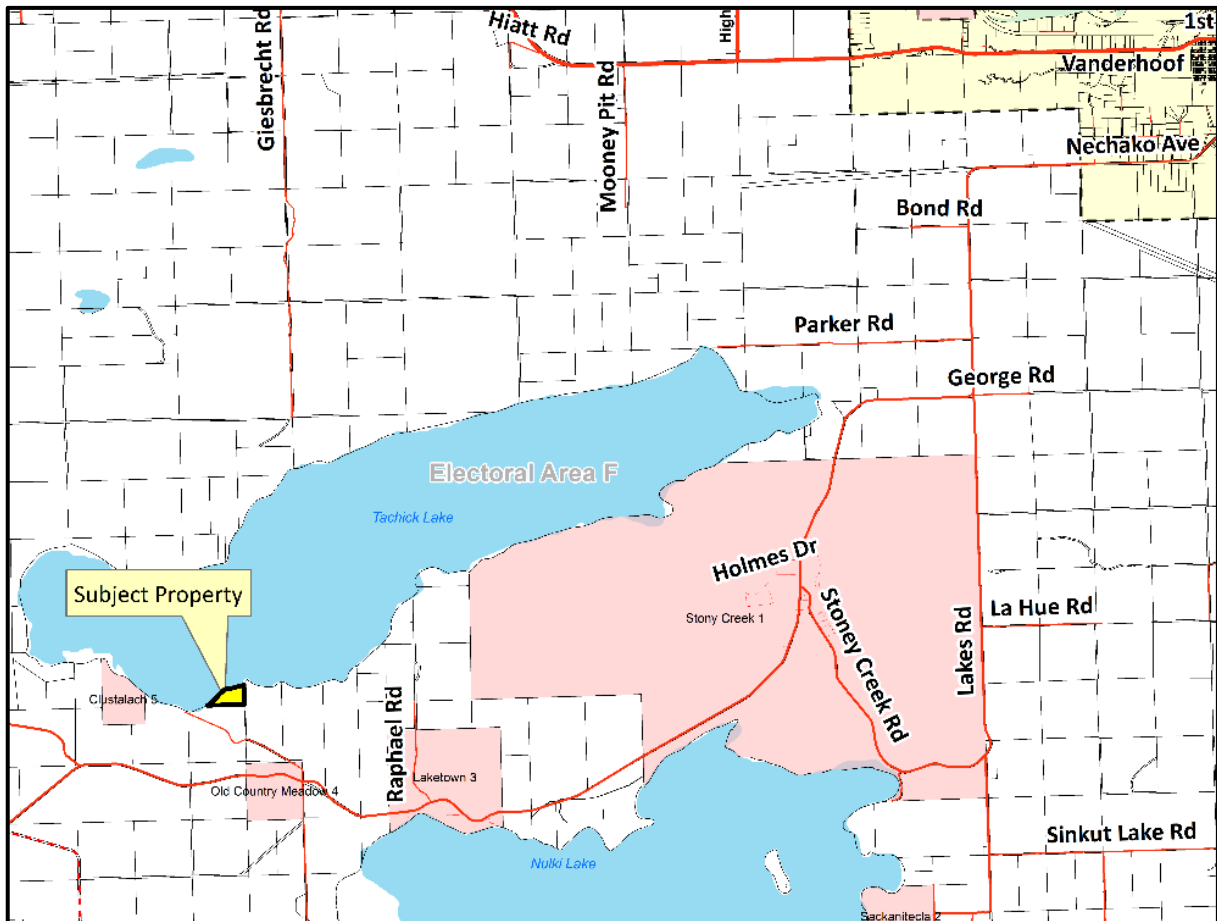
### EXECUTIVE SUMMARY

This report is seeking the Board's direction for RDBN staff to initiate the application process to exclude the Tachick Lake Resort property (15112 Tachick Lake Road) from the Agricultural Land Reserve to allow the property to be developed as a Community Care Facility.

ALC Non- Farm Use Application 1224 was considered by the ALC's North Panel. The panel did not support the proposal to construct and operate a new 2723 m<sup>2</sup> Community Care Facility on the subject property. The North Panel approval restricted the Community Care Facility to the existing buildings on the property. Given the challenges associated with operating a Community Care Facility under the terms of the ALC's approval the CSFS have requested that the Board make application under the *Agricultural Land Commission Act* to exclude the land from the Agricultural Land Reserve.

**SUBJECT PROPERTY INFORMATION**

<b>Name of Owner(s):</b>	0713069 B.C. Ltd
<b>Electoral Area:</b>	F
<b>Subject Property:</b>	The Fractional NW ¼ of Section 12, Township 4, Range 4, Coast District. This parcel is approximately 9.41 ha. (23.26 ac.) in size.
<b>Property Size:</b>	9.41 ha. (23.26 ac.)
<b>O.C.P. Designation:</b>	Agriculture (AG)
<b>Zoning:</b>	Agricultural (Ag1) pursuant to Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020.
<b>Existing Land Use:</b>	Tachick Lake Resort (Lodge, 9 cabins and 33 camp sites. Records indicate that the resort was initially constructed in 1969.)
<b>Location:</b>	The subject property is located at 15112 Tachick Lake Road, 12 km southwest of the District of Vanderhoof, as shown on the map below.





## REASON FOR EXCLUSION

Carrier Sekani Family Services (CSFS) has entered into an agreement to purchase the property subject to ALR approval and rezoning. The proposed facility is a year-round residential treatment centre that will provide mental health and addiction recovery services. The facility is proposed to house up to 60 clients. The stated plan is to utilize the existing lodge and construct a 25,000 square foot main facility which will include meeting areas, counselling rooms, offices, kitchen, dining room and accommodations for residents and staff. Additional areas for parking will also be required. A site plan of the proposed new development has not been provided.

The property is zoned Agricultural (Ag1) under the RDBN Zoning Bylaw No. 1800, 2020. A rezoning application has been processed by the RDBN to allow a Community Care Facility as a permitted use on the subject property. "Regional District of Bulkley-Nechako Rezoning Bylaw No. 1918, 2020" has been approved by the Board at 3<sup>rd</sup> Reading and is being presented to the Board for consideration of adoption at the Board's March 25 Board meeting.

ALC Non- Farm Use Application 1224 was considered by the ALC's North Panel. The panel did not support the proposal to construct and operate a new 2723 m<sup>2</sup> Community Care Facility on the subject property. The panel approved an alternate proposal to use only the existing buildings on the property for a Community Care Facility, subject to the following conditions:

- (a) Siting of the non-farm use in accordance with Schedule A;
- (b) No expansion of the non-farm use beyond the existing buildings; and
- (c) Approval for the non-farm use is granted for the sole benefit of Carrier Sekani Family Services and is non-transferable.

Given the challenges associated with operating a Community Care Facility under the terms of the ALC's approval the request has been made that the Regional District of Bulkley-Nechako proceed with an application to exclude the land from the ALR.



## THE EXCLUSION PROCESS

The process to exclude land from the ALR is outlined in detail in the ALC's [Exclusion Application Guide](#). The process includes the following steps.

- Step 1: The RDBN fills out the on-line application with the ALC.
- Step 2: A sign providing notice of the application is posted on the property. Notice of a public hearing is placed in the local newspaper (\$800 cost). Notice of the application is provided to affected First Nation Governments.
- Step 3: The RDBN holds a public hearing.
- Step 4: The RDBN Board passes a resolution to forward the application to the ALC.
- Step 5: The RDBN submits the exclusion application to the ALC along with public notice information and the public hearing report.
- Step 6: The RDBN pays the \$750 application fee.
- Step 7: The ALC holds a public hearing to consider the exclusion application. The RDBN has an opportunity to make a representation to the ALC.
- Step 8: The ALC makes a decision.

Should the Board support the above recommendations staff will work with the CSFS, the property owner, and the Electoral Area Director to initiate the process and schedule the public hearing.



## REGIONAL DISTRICT OF BULKLEY-NECHAKO STAFF REPORT

**TO:** Chair Thiessen and Board of Directors  
**FROM:** Maria Sandberg, Planner  
**DATE:** April 22, 2021  
**SUBJECT:** Rezoning Application F-01-20  
 Adoption Report for Rezoning Bylaw 1918, 2020

### RECOMMENDATIONS

That “Regional District of Bulkley-Nechako Rezoning Bylaw No. 1918, 2020” be adopted.

### VOTING

All / Directors / Majority

### EXECUTIVE SUMMARY

This application is to allow a Community Care Facility, which provides mental health and addiction recovery services, to operate on the property which contains the Tachick Lake Resort. Proposed Rezoning Bylaw 1918 amends the text of the Agriculture (Ag1) Zone to allow a Community Care Facility use to occur on the subject property.

Bylaw 1918 received third reading on November 19, 2020 and the Board directed that adoption not be considered until the proposed use was approved by the ALR. A portion of the ALR Non-Farm Use Application No. 1224 was approved February 26, 2021. Also, the applicant has asked the RDBN to consider undertaking an ALC exclusion application process for the subject property. Given the partial non-farm use approval, and the anticipated exclusion application staff are recommending that the Board complete the rezoning bylaw adoption process. This will allow the public hearing associated with the exclusion application to be held without fear of compromising the integrity of the public input process associated with the rezoning bylaw.

**APPLICATION SUMMARY**

**Name of Owner(s):** 0713069 B.C. Ltd

**Electoral Area:** F

**Subject Property:** The Fractional NW ¼ of Section 12, Township 4, Range 4, Coast District

**Property Size:** 9.41 ha. (23.26 ac.)

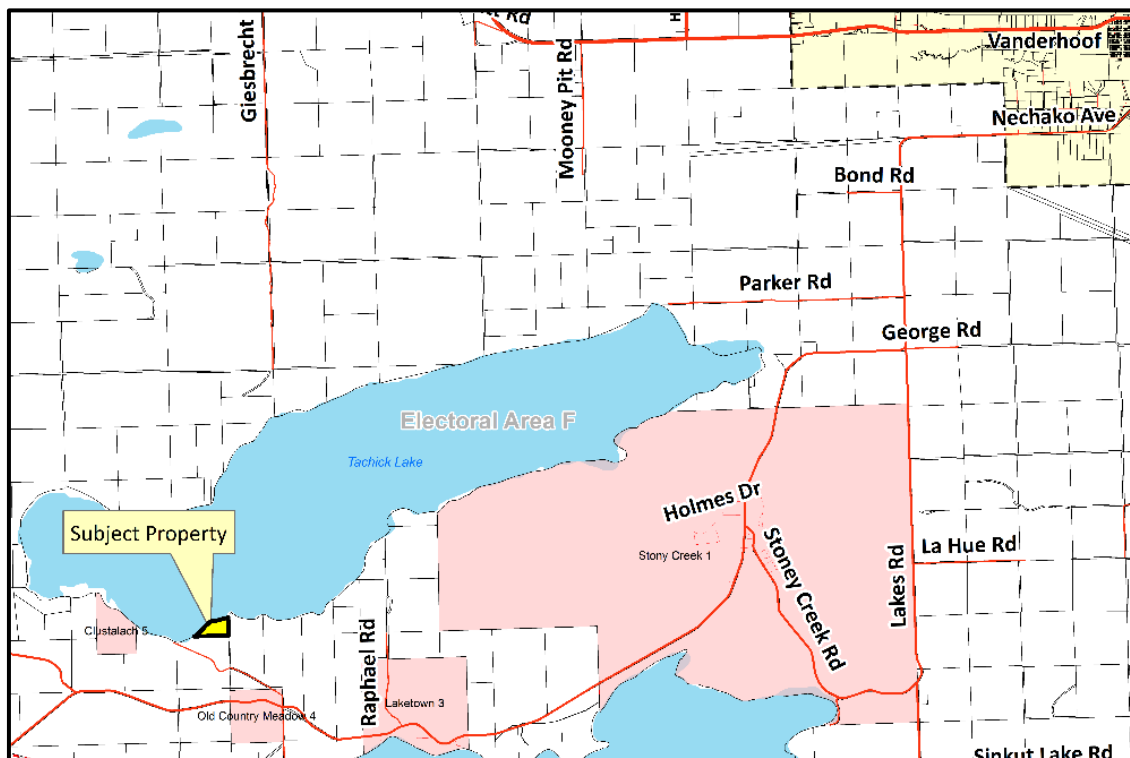
**OCP Designation:** Agriculture (AG) in Vanderhoof Rural Official Community Plan Bylaw No. 1517, 2009.

**Zoning:** Agriculture (Ag1) Zone in Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020.

**ALR Status:** In the ALR.

**Existing Land Use:** Tachick Lake Resort (a lodge, 9 cabins and 33 camp sites.) Records indicate that the resort was initially constructed in 1969.

**Location:** The subject property is located southwest of the District of Vanderhoof on the southern shore of Tachick Lake, as shown on the map below.



## Proposed Rezoning

Carrier Sekani Family Services (CSFS) are proposing to purchase the property and convert the resort into a residential treatment centre that will provide mental health and addiction recovery services. The applicant indicates that the facility could house up to 60 clients and staff. It is anticipated that a 25,000 square foot main facility with meeting areas, counselling rooms, offices, kitchen, dining room and accommodation for residents and staff will be constructed. A site plan for the proposed new development has not been provided.



To accommodate the treatment facility the application proposes that “Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020” (the Zoning Bylaw) be amended by adding “Community Care Facility” as a permitted use in the Agriculture (Ag1) Zone for the subject property.

A Community Care Facility is defined by the *Community Care and Assisted Living Act* as a premises or part of a premises in which a person provides care to 3 or more persons who are not related by blood or marriage to the person and includes any other premises or part of a premises that, in the opinion of the medical health officer, is used in conjunction with the community care facility for the purpose of providing care. The applicant has determined that their proposed use is a Community Care Facility as defined in the Zoning Bylaw.

## REFERRAL COMMENTS

This application has been referred to the Electoral Area F Advisory Planning Commission, Saik'uz First Nation, Northern Health, and Ministry of Transportation and Infrastructure for comment.

The Electoral Area F Advisory Planning Commission are in support of the application. The Saik'uz First Nation provided the attached letter of support. The Ministry of Transportation and Infrastructure's referral response notes that the applicant must apply to the Ministry for a commercial access permit if granted zoning and ALC approval.

No comment has been received from Northern Health.

## DISCUSSION

### Agricultural Land Reserve (ALR)

The subject property is in the ALR and this property was the subject of ALC Non- Farm Use Application 1224. The ALC's North Panel refused the proposal to construct and operate a new 2723 m<sup>2</sup> Community Care Facility on the subject property and convert the existing Tachick Lake Lodge into staff quarters. The Panel approved an alternate proposal to use only the existing buildings on the property for a Community Care Facility, subject to the following conditions:

- (a) Siting of the non-farm use in accordance with Schedule A;
- (b) No expansion of the non-farm use beyond the existing buildings; and
- (c) Approval for the non-farm use is granted for the sole benefit of Carrier Sekani Family Services and is non-transferable.

Given the challenges associated with operating a Community Care Facility under the terms of the ALC's approval, the request was made that the Board authorize an ALC exclusion application to allow the facility to be developed as proposed.

### Official Community Plan (OCP)

The land is designated Agricultural (AG) in Vanderhoof Rural Official Community Plan Bylaw No. 1517, 2009. The OCP states in section 3.6.2(2) that:

*The Regional Board will permit additional Civic Institutional uses by way of rezoning, without the requirement for an OCP amendment subject to the following criteria:*

- (a) *there is a demonstrated need for the proposed service;*

- (b) *the proposed civic institutional use will not create an amount of traffic that will adversely affect the rural character of the area;*
- (c) *the proposed civic institutional development will minimize negative impacts on the environment;*
- (d) *the proposed civic institutional use will minimize negative impacts on neighbouring land uses or property owners; and,*
- (e) *the proposed civic institutional use has the support of the Agricultural Land Commission if the land is within the Agricultural Land Reserve (ALR).*

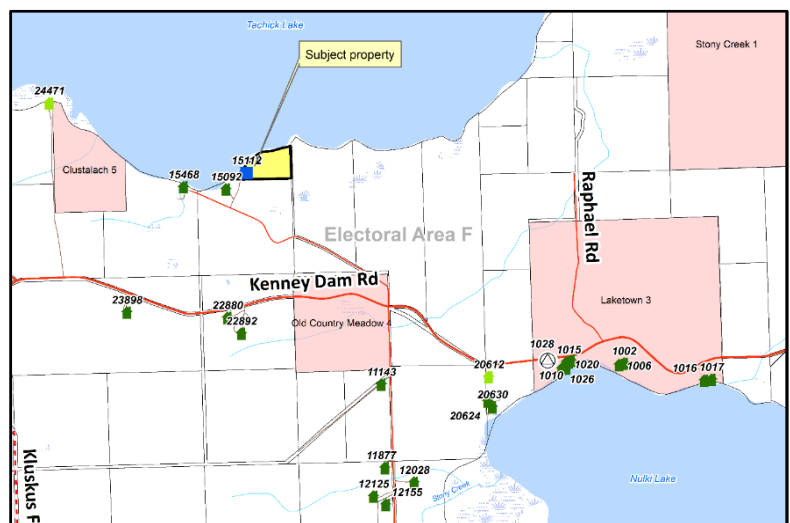
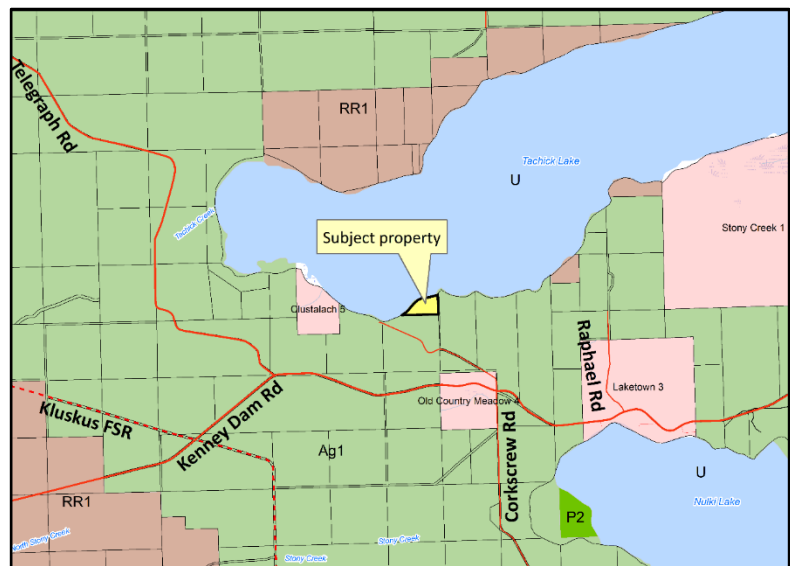
### Land Use and Zoning

The subject property is in a rural area not serviced by building inspection or fire protection. The area consists of large parcels used primarily for pasture and the growing of grains and forage. The property has been used as a commercial resort for decades.

There are several Saik'uz First Nation reserves in the area. Stony Creek Reserve No. 1 has approximately 400 residents. The Saik'uz First Nation has provided the attached letter of support.

There are two dwellings located on Tachick Lake Rd, approximately 200 and 500 metres away from the current lodge building.

The property does not have direct access to Tachick Lake Road. There is an access easement in place over the neighboring property to the south (Part of Section 12, Township 4, Range 4, Coast District).



Planning Department staff do not anticipate that the proposed use will result in any significant change to the character of the area.

### **PUBLIC HEARING**

The public hearing for Rezoning Bylaw No. 1918 was held on November 9, 2020. The report of the public hearing is attached to this report.

### **ATTACHMENTS**

Rezoning Bylaw No. 1918, 2020

Public Hearing Report

ALC decision letter dated February 26, 2021

Letter from the applicant dated July 19, 2020

CSCF Program Proposal document

Letter of support from the Saik'uz First Nation dated August 6, 2020





**REGIONAL DISTRICT OF BULKLEY-NECHAKO**  
**BYLAW NO. 1918**

A Bylaw to Amend “Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020”

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The Board of the Regional District of Bulkley-Nechako in open meeting enacts as follows:

That “Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020” be amended such that the following be added to the list of Permitted Uses for the Agricultural Zone in Section 16.0.1.1 Principal Uses:

“Community Care Facility on the Parcel legally described as The Fractional NW ¼ of Section 12, Township 4, Range 4, Coast District.”

This bylaw may be cited as the “Regional District of Bulkley-Nechako Rezoning Bylaw No. 1918, 2020.”

READ A FIRST TIME this 22<sup>nd</sup> day of October, 2020

READ A SECOND TIME this 22<sup>nd</sup> day of October, 2020

PUBLIC HEARING HELD this 9<sup>th</sup> day of November, 2020

READ A THIRD TIME this 19<sup>th</sup> day of November, 2020

I hereby certify that the foregoing is a true and correct copy of “Regional District of Bulkley-Nechako Rezoning Bylaw No. 1918, 2020”

DATED AT BURNS LAKE this        day of        , 2020

\_\_\_\_\_  
Corporate Administrator

ADOPTED this        day of        , 2020

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Administrator

**REGIONAL DISTRICT OF BULKLEY-NECHAKO  
REPORT OF THE PUBLIC HEARING FOR BYLAW NO. 1918  
November 9, 2020**

Report of the Public Hearing held at 7:00 p.m., November 9, 2020 in the Nechako Senior Citizens Society Hall, 219 East Victoria Street, Vanderhoof BC, regarding Bylaw No. 1918.

Present:

- Jerry Petersen, Chairperson
- Jason Llewellyn, Recording Secretary
- Maria Sandberg, Planner
- David McWalter, Agent
- Marilyn Vickers
- Ken Goss
- Roy Nooski
- Rachel Malcolm
- Keri Derksen
- Tracey Michell
- Frank Dornauer
- Maren Dornauer
- Ron Crosby, left at 7:15 p.m.
- Marilyn Janzen
- Jasmine Thomas
- Art Wiens
- Sarah Whitcroft
- Lionel Cathcart
- Carly Cathcart
- Renee John
- Kyle Olin

CORRESPONDENCE                      No written submissions were submitted to the Public Hearing.

CALL TO ORDER:                      The meeting was called to order at 7:01 p.m.

BUSINESS:

Chair Petersen                      Welcomed everyone to the public hearing and read a statement introducing the application and outlining the public hearing process.

Chair Petersen                      Called for comments on Bylaw No. 1918.

David McWalter                      Introduced himself as the applicant for the rezoning application and explained that he was hired by Carrier Sekani Family Services (CFCS). He introduced Tracy Michell (Senior Policy Advisor with CFCS), Marilyn Janzen (Director Health and Wellness Program with CFCS), Ken Goss (Realtor), Marilyn Vickers (Saik'uz Elder), Jasmine

Thomas (Saik'uz Elected Councillor), and Roy Nooski (Nadleh Elder).

He explained that this application also requires approval from the Agricultural Land Commission. The proposed rezoning bylaw adds a community care facility as a use to the Ag1 zone. The property will remain agricultural and all the Ag1 uses will remain as permitted uses. The CSFS facility is proposed to be housed in a 2 story 25 000 square ft. building. Initially, there will be 14 staff with the potential for a maximum of 35 in the future. The development cost for the project is approximately 17 million dollars. The new use will mean reduced traffic to the property compared to the current use.

Ron Crosby

Stated that Tachick Lake Resort was there prior to ALR and the use is non-conforming. The Regional District's Official Community Plan (OCP) and zoning do not support the proposed change in use. The land should be preserved for farming. OCP policy states that severances should be avoided. He said that the area contains very successful agricultural operations. There is probably a need for the proposed facility but there is land available in the area that is not in the ALR. He apologized for having to leave the public hearing in order to attend another meeting.

Frank Dornauer

Said that he lives with his wife Maren on 15468 Tachick Lake Road, about 450 metres away from the property. They moved to the area in 1996 and they were part owners of the Tachick Lake Resort for nine years. They have invested much time and resources into their land and appreciate their peaceful and quiet lifestyle. He said that they were worried about this proposal when it was proposed. He wishes that somebody from CFCS would have approached them to have a discussion. Many communities struggle with substance abuse and commitment from government is needed. A facility in the area is overdue and needed. However, he has some concerns. His first concern is regarding people leaving the program. The site is remote and people leaving the program prematurely may make irrational decisions. The public road leads straight into his yard and this may affect their safety and wellbeing. The RCMP can take quite a while to respond, especially in winter. He suggests that the access road to the facility be relocated to the east end of the property to increase their privacy and safety. He also read in the application that hunting will be a part of the treatment program. He expressed concern that there may be weapons kept at the facility. He is worried about his

property value and he hopes that their concerns will be recognized.

Marilyn Vickers

Introduced herself as a Saik'uz Elder and member of the Tachick Clan. She said that the proposed facility is important for First Nations peoples in the area and the 11 communities served by the CSFC. She has worked with addicted persons for 14 years and knows that treatment facilities are needed. This location is close to home and would greatly benefit the community and help address childhood trauma from colonization and residential schools. She noted that she, her mother, and her sister went to residential schools and that generational trauma must be addressed. This facility will help people heal and have a healthy and stable life. Elders will be able to teach customs and traditions, the Carrier language, and culture. This is part of the healing process. A year-round facility in Saik'uz traditional territory would be a huge gift to our people. We have lost several people recently, and drugs are taking over, and it has gotten worse because of COVID 19. She said that she has been praying that this rezoning will be approved and the facility will become a reality. Her father and two brothers died and alcohol was a factor. This is a story of many grandmothers. She expressed gratitude that people listened to her speak.

Marilyn Janzen

Introduced herself as Director of Health and Wellness for CFCS and lives in Fraser Lake. She acknowledged that the meeting was occurring on Saik'uz traditional territory. She said that the CFCS has 20 years of experience. The current treatment facility at Ormond Lake operates six month of the year. It has been a dream for the last 12 years to have a year-round facility. The proposed facility would allow for a six week treatment program resulting in little traffic most days. She explained that hunting is part of the culture and the healing process. The hunting will take place within the regulations of the law and will be done responsibly and safely. No guns will be kept on the property. The program is voluntary and people can leave when they want, but the facility will ensure that transportation is provided and that everyone gets home safely. The facility operators have significant experience and will operate responsibly.

Frank Dornauer

Asked CSFC to confirm that no firearms would be kept on site.

Marilyn Janzen

Said that no firearms will be stored on site.

- Frank Dornauer Asked why the proposed facility is not located on reserve lands in the area.
- Marilyn Janzen Answered that the CSFS does not have access to any reserve lands. The process to select the site was extensive and thorough.
- Tracey Michell CSFS have commitments from the Province and the Northern Health Authority to help with a recruitment strategy and licencing for the facility.
- Rachel Malcolm Said that she is a health worker with the CSFS and that she has worked with clients who have lost their partners to addictions. CSFS has the vision and the capacity to positively impact families for generations to come.
- Jasmine Thomas Stated that she is an Elected Councillor for the Saik'uz First Nation and a member of the Frog Clan. She said that we are all blessed to live in the area, their traditional territory. She said they used to roam the land freely and use the Nechako River to navigate. Now the colonially imposed reserves are very small areas of land. She said she appreciates the support from the RDBN in moving this application forward, and she believes there is general community support as the impacts on all our communities is evident. Because of colonization values and traditions are almost lost. This facility is needed because of the impacts of colonization and residential schools. People are being lost to overdoses. It is frustrating to have to ask for permission for zoning. Suggesting we find another location or stay on the reserve is patronizing. There is a lot of support for truth and reconciliation. How can we think of reconciliation and work together? It can be as simple as actions like supporting this rezoning application.
- Art Wiens Asked if the Bednesti resort had been considered as a site.
- Marilyn Janzen Said that the process to evaluate potential locations and identify the proposed location was thorough.
- Keri Derksen Stated that she works with CFCS and that this is such a needed facility. She encouraged the organization to keep trying even if this land is not approved by the ALC, as there are other parcels that are not in the ALR.
- Frank Dornauer Said that he wants to state for the record that they are in support of the application and do not object to the rezoning. They want to build a relationship with CSFS, and work together to address their concerns.

David McWalter

Noted that Mr. Crosby suggested that the OCP does not support the severance of ALR land. This proposal does not include a severance or subdivision, the parcel will stay intact. Marilyn Janzen addressed the hunting question and confirmed there will be no firearms on the property. When people leave the program, they will be transported home safely. We have spoken to the new neighbour and they have no objections to the new facility. There are discussions about fencing as good fences make good neighbours. A fence could run from the lakeshore to the treed portion of the property. A restrictive covenant could be registered on title to make sure that fence and a gate on the right of way happens at the time of development, if necessary.

Frank Dornauer

Said that he is not sure if a fence is a good idea but that this is the kind of dialogue that he desires.

Jason Llewellyn

In response to a question regarding process it was explained that the Board will consider a report of the public hearing and 3<sup>rd</sup> reading of Bylaw 1918 at their November 19 Board meeting. It is recommended that the further consideration wait until there is an ALC decision on the proposed use.

Chair Petersen

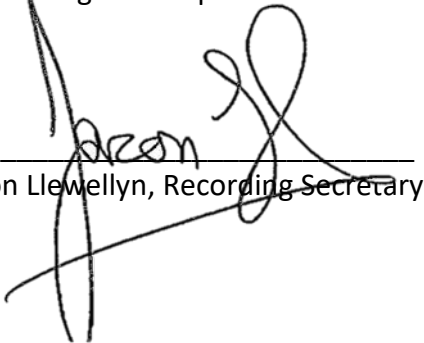
Expressed thanks for the input and called for comments on Bylaw No. 1918 three times.

Chair Petersen

Closed the hearing at 8:03 p.m.



Jerry Petersen, Chairperson



Jason Llewellyn, Recording Secretary



**Agricultural Land Commission**  
 201 – 4940 Canada Way  
 Burnaby, British Columbia V5G 4K6  
 Tel: 604 660-7000  
 Fax: 604 660-7033  
 www.alc.gov.bc.ca

February 26, 2021

ALC File: 61143

**David McWalter**  
**DELIVERED ELECTRONICALLY**

Dear David McWalter:

**Re: Reasons for Decision - ALC Application 61143**

Please find attached the Reasons for Decision of the North Panel for the above noted application (Resolution #68/2020). As agent, it is your responsibility to notify the applicant accordingly.

Please note that the submission of a \$150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with s. 11(2)(b) of the ALR General Regulation.

Under section 33.1 of the ALCA, the Chair of the Agricultural Land Commission (the "Commission") has 60 days to review this decision and determine if it should be reconsidered by the Executive Committee in accordance with the ALCA. You will be notified in writing if the Chair directs the reconsideration of this decision. The Commission therefore advises that you consider this 60 day review period prior to acting upon this decision.

Under section 33 of the *Agricultural Land Commission Act* (ALCA), a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. Please be advised however that on March 12<sup>th</sup>, 2020 the ALC Amendment Act ([Bill 15 – 2019](#)) was brought into force and effect, changing the reconsideration process.

A request to reconsider must now meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides evidence not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
- The request provides evidence that all or part of the original decision was based on evidence that was in error or was false.

The amendments also propose a change to limit the time period for requesting a reconsideration to 90 days from the date of this decision – this change has not been brought into force and effect yet. As a result, a person affected by this decision will have one year from the date of this decision's release as per [ALC Policy P-08: Request for Reconsideration](#) to request reconsideration of the decision or 90 days from the date the legislative change takes effect (date unknown at this time), whichever comes sooner.

Please refer to the ALC's [Information Bulletin 08 – Request for Reconsideration](#) for more information.

Please direct further correspondence with respect to this application to [ALC.North@gov.bc.ca](mailto:ALC.North@gov.bc.ca)

Yours truly,

A handwritten signature in black ink, appearing to read "M. McBurnie". The signature is fluid and cursive.

Michael McBurnie, Land Use Planner

Enclosures: Reasons for Decision (Resolution #68/2020)  
Schedule A: Decision Map

cc: Regional District of Bulkley Nechako (File 1224 CFCS). Attention: Maria Sandberg

61143d1





**AGRICULTURAL LAND COMMISSION FILE 61143  
REASONS FOR DECISION OF THE NORTH PANEL**

Non-Farm Use Application Submitted Under s.20(2) of the Agricultural Land Commission Act

**Applicant:** 0713069 BC Ltd.

**Agent:** David McWalter, McWalter Consulting Limited

**Property:** Parcel Identifier: 011-699-361  
Legal Description: The Fractional Northwest ¼ of  
Section 12, Township 4, Range 4, Coast District  
Civic: 15112 Tachick Lake Road, 12 km SW of the  
District of Vanderhoof, BC  
Area: 9.3 ha (entirely within the ALR)

**Panel:** Janice Tapp, North Panel Chair  
Andrew Adams  
Karen McKean

**OVERVIEW**

- [1] The Property is located within the Agricultural Land Reserve ("ALR") as defined in s. 1 of the *Agricultural Land Commission Act* ("ALCA").
- [2] Pursuant to s. 20(2) of the ALCA, the Applicant is applying to the Agricultural Land Commission (the "Commission" or the "ALC") to construct and operate a 2723 m<sup>2</sup> Community Care Facility on the Property and convert the existing Tachick Lake Lodge into staff quarters for the facility (the "Proposal").
- [3] The issue the Panel considered is whether the Proposal would impact the agricultural utility of the Property.
- [4] The Proposal was considered in the context of the purposes and priorities of the Commission set out in s. 6 of the ALCA:
  - 6 (1) The following are the purposes of the commission:
    - (a) to preserve the agricultural land reserve;
    - (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
    - (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.
  - (2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:
    - (a) the size, integrity and continuity of the land base of the agricultural land reserve;
    - (b) the use of the agricultural land reserve for farm use.



### **EVIDENTIARY RECORD**

- [5] The Proposal, along with related documentation from the Applicant, Agent, local government, third parties, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

### **BACKGROUND**

- [6] The existing resort includes a 185 m<sup>2</sup> main lodge and restaurant, 10 cabins, 33 seasonal campsites, several small outbuildings, and two sewage lagoons.
- [7] The Applicants provided evidence that the Property has operated as a resort since prior to the creation of the ALR. Any land use that predates the creation of the ALR on December 21, 1972, was a legal use on that date, and has not been interrupted for 6 consecutive months is an exception to the ALC Act and ALR regulations and can continue to operate within the ALR, in the same configuration it was in on December 21, 1972. This means that the Property can continue to be used as a resort, but no change of use or expansion of the non-farm use or buildings is permitted without an application to the ALC.

### **EVIDENCE AND FINDINGS**

#### **Issue: Whether the Proposal would impact the agricultural utility of the Property**

- [8] To assess agricultural capability on the Property, the Panel referred to agricultural capability ratings. The ratings are identified using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system. The improved agricultural capability rating applicable to the Property is Class 5X.

Class 5 - land is capable of production of cultivated perennial forage crops and specially adapted crops. Soil and/or climate conditions severely limit capability.



The limiting subclass associated with this parcel of land is X (a combination of soil factors).

- [9] Based on the agricultural capability ratings, the Panel finds that the Property has secondary agricultural capability.
- [10] The proposed Community Care Facility would be a year-round residential treatment centre that would provide mental health and addiction recovery services to up to 60 people. The facility would be run by Carrier Sekani Family Services (CSFS) which has entered into an agreement to purchase the property subject to ALR approval and rezoning.
- [11] The Applicant's plan is to use the existing 185 m<sup>2</sup> lodge for staff housing and to construct a 2323 m<sup>2</sup> (25,000 sq. ft.) main facility which will include meeting areas, counselling rooms, offices, kitchen, dining room, and accommodations for residents and staff. An additional 400 m<sup>2</sup> will also be required for 20 parking stalls. Detailed plans for the proposed facility have not yet been completed, though the preliminary plan is to abandon the cabins and campsites and build the new 2323 m<sup>2</sup> building on the north-eastern portion of the property
- [12] There is currently no agriculture occurring on the Property. The Applicant submits that the Community Care Facility would include "an agricultural theme which will form part of the rehabilitation process" and a vegetable garden for staff and residents.
- [13] At its meeting of October 8, 2020, the Regional District of Bulkley-Nechako ("RDBN") Board resolved to support the Proposal and forward it to the ALC. The RDBN noted that given that the long-standing use of the property as a resort, the RDBN anticipates that the overall impact to agriculture would be minimal.
- [14] The Panel received comments from the Saik'uz First Nation, which is located on the east end of Nulki Lake and Tachick Lake and is a member nation to CSFS. The Saik'uz First Nation submitted a letter in support of the Proposal, noting that Northern BC has been



identified as a hot spot for opioids addiction and that the proposed healing centre would represent a significant benefit to the health and well-being of the Saik'uz First Nation and the local community.

- [15] The Ministry of Agriculture staff (AFF Staff) submitted comments to the RDBN, identifying concerns with the location of the Proposal within an active farming area, including
- Potential conflicts between the Proposal and surrounding farming uses (including noise, dust, or odours), which may not always be in accord with the pursuit of a tranquil setting and may become a source of frustration.
  - Non-agricultural uses typically have an option to be located outside of the ALR or an existing farming area, while farms typically don't. Long-term access to land in the ALR for farming is in the interest of agriculture and food security.

AFF Staff also acknowledged the existing site development and the community importance of gaining such an amenity and recommended if the proposal is approved, that any development be limited to areas previously disturbed, and sited and sized to minimize the impact on arable land. The Agent responded to the AFF Staff comments, stating that the Proposal would have a smaller impact on surrounding agricultural operations than the current Tachick Lake Resort, and that the Community Care Facility is envisioned to have an agricultural theme which will form part of the rehabilitation process.

- [16] The Panel considered the Agent's submission that the Community Care Facility would have an agricultural theme but noted that agriculture is not the primary focus of the Proposal. In this case, the Panel finds that there is no guarantee that any substantial agricultural activities would occur in the long term.
- [17] The Panel received comments from a local resident who expressed concern with perceived negative impacts of the Proposal to his safety and quality of life, property value, and the loss of recreational access to Tachick Lake via Tachick Lake Resort. The Agent responded to these comments, stating he had met with the resident to discuss some concerns, and offered an assurance that there will be no hunting or firearms stored on the



property and that the CSFS is interested in working with neighbours regarding an alternative access route and fencing.

- [18] The Panel considered the resident's concerns and the Agent's responses and noted that the ALC is required to consider the Proposal with regards to s. 6 of the ALCA. The Panel considered the potential impacts of the Proposal on the use of the surrounding properties for agriculture, and finds that while expanding the non-farm use on the Property could lead to conflicts with surrounding farming uses, no compelling evidence has been presented that a change in use from a resort to a treatment centre would have a negative impact on agriculture on the neighbouring properties. The Panel further finds that the loss of recreational access to the lake is not germane to its mandate to preserve farmland and encourage farming. While the Panel appreciates that neighbours have non-agricultural concerns, these concerns would be more appropriately directed to the Regional District of Bulkley-Nechako.
- [19] The Panel also received comments from another local resident who expressed support for the project but was concerned with locating it within the ALR.
- [20] The Panel considered the current use of the Property:
- The Property is currently used as a resort and no agriculture occurs on the Property.
  - As the use of the Property as a resort predates the creation of the ALC and is therefore permitted to continue to operate indefinitely. However, if the resort use ceases for 6 consecutive months or the resort is destroyed then a resumption of resort uses would require the ALC's approval.
  - The current resort use is limited to the footprint and configuration that existed on December 21, 1972 and cannot be expanded without ALC approval.
- [21] The Panel noted that the Property has secondary agricultural capability and that neighbouring parcels of similar agricultural capability are farmed. The Panel also notes that the current buildings on the Property have potential to be converted to agricultural uses should the resort use cease. In contrast, the Panel finds that the proposed 2323 m<sup>2</sup>



building and 400 m<sup>2</sup> parking lot would be less likely to be converted for agricultural use and therefore represent a more permanent non-farm use than the existing grandfathered use.

[22] The Applicant submits that two assessments of site locations were carried out, in 2014 and 2020, with 24 siting options receiving preliminary assessment and 10 sites proceeding to a full assessment. The Applicant submits that one of the most important factors in selecting sites for evaluation is the proximity to water and the quality of the natural landscape. The Applicant clarified that water is profoundly significant in Carrier Sekani culture and a strong connection with water, combined by a high-quality natural setting, is vital in implementing their plans for a culturally appropriate, land-based healing model. The Applicant outlined a number of other considerations including access to utilities (such as water, power, sewage), access to medical care, remoteness of the site, and feasibility of acquiring the land.

[23] The Applicant provided a table listing the nine other sites that received full assessments and summarizing why they are less preferable than the Property. Of these, one is within the ALR, two are outside of the ALR, and six are on First Nations reserve land which is exempt from the restrictions of the ALC Act. Among the issues identified are: remoteness; lack of cellphone coverage; cost and difficulty of construction; rough terrain; lack of water and natural setting; ease of access to potential addiction supplies; and potential issue in securing the land, including difficulties in leasing First Nations reserve land, which cannot be purchased in fee simple.

[24] The Applicant also summarized reasons why the Proposal site was selected from the 2020 study:

*“Tachick Lake is considered the best option as it provides important long-term flexibility for CSFS with the ability to invest in a long-term asset that they would be able to continually benefit from and grow. ... By owning their own site, [CSFS] reduces long-term costs associated with leasing land as well as ensures that they can continue to utilize the land without the possibility of the lease ending or the cost of the lease increasing. Because there are already structures on the site, it also*



*allows for cost savings by incorporating them into the treatment campus plan...*

*In summary, Tachick Lake Resort was chosen over all other potential sites because of the quality of water access and natural setting, existing infrastructure, certainty and timeliness that comes with developing on private (as opposed to reserve) land, and accessibility for staff."*

- [25] The Panel considered the reasons for selecting the Property and the reasons for not selecting the other locations. The Panel noted that many of the reasons for selecting the Property over other locations are economic, including the cost of acquiring the land, and the cost of construction and providing utilities. The Panel noted that the ALC Act does not provide for economic considerations when considering a non-farm use. The Panel confirmed that land values in the ALR tend to be lower than similar land outside of the ALR, because of the restrictions on uses (to agriculture). Permitting this Proposal, and similar non-farm uses, would have the effect of increasing the value of agricultural properties generally and would not encourage the use of the Property for farming should the resort use cease.
- [26] The Panel also finds that although the other sites identified for the proposal are less preferable to the Applicant than the Property, there are opportunities for the Proposal to be located on lands outside of the ALR or lands exempt from the restrictions of the ALC Act.
- [27] While the Panel appreciates the social benefits of the Proposal, the Panel must consider the mandate of the Commission, as set under s. 6 of the ALCA: to preserve agricultural land and encourage farming on agricultural land. The Panel finds that the construction of 2723 m<sup>2</sup> building and 400 m<sup>2</sup> parking lot could further alienate the Property from future agricultural endeavours and is therefore inconsistent with the mandate of the Commission.
- [28] However, the Panel recognized that the existing resort is a longstanding non-farm use, and is prepared to permit an alternate proposal to use the existing buildings on the Property for a Community Care Facility, without constructing any further buildings (the





“Alternate Proposal”). The Panel finds that changing the use from a resort to a Community Care Facility within the existing buildings on the Property would not negatively impact the agricultural potential of the property or surrounding properties.

## **DECISION**

[29] For the reasons given above, the Panel refuses the Proposal to construct and operate a new 2723 m<sup>2</sup> Community Care Facility on the Property and convert the existing Tachick Lake Lodge into staff quarters. However, the Panel approves the Alternate Proposal to use only the existing buildings on the Property for a Community Care Facility, subject to the following conditions:

- (a) Siting of the non-farm use in accordance with Schedule A;
- (b) No expansion of the non-farm use beyond the existing buildings; and
- (c) Approval for the non-farm use is granted for the sole benefit of Carrier Sekani Family Services and is non-transferable.

[30] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[31] These are the unanimous reasons of the Panel.

[32] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.


[33] Resolution #68/2020  
Released on February 26, 2021

A handwritten signature in black ink that reads 'Janice E. Tapp'.

**Janice Tapp, Panel Chair**

On behalf of the North Panel



 Property

Conditionally Approved Non-Farm Use  
(within existing buildings only)

**McWalter Consulting Limited****Regional District of Bulkley-Nechako,**19<sup>th</sup> July, 2020

P.O. Box 820,

37, 3<sup>rd</sup> Avenue,

Burns Lake,

B.C. V0J 1E0

**Attention: Mr. Jason Llewellyn, Director of Planning****Reference: Proposed Rezoning of Tachick Lake Resort**

Dear Mr. Llewellyn,

On Behalf of the **Carrier Sekani Family Services**, I am pleased to submit a **Rezoning Application** package for the **Tachick Lake Resort**. Enclosed with this application, please find the following information: -

- Rezoning Application Forms;
- CSFS Cheque in the amount of \$1,000.00 (Application Fee);
- Regional District of Bulkley-Nechako Property Report;
- Letter of Agency from the Property Owner;
- Copy of Legal Plan 10855;
- State of Title Certificate for Subject Property (CA43515);
- State of Title Certificate for Easement (PN42097);
- Copy of Access Easement Agreement (1983 vintage);
- ALC Mapping;
- Google Map Image of Property;
- Site Profile for the Subject Property;
- CSFS Vision Statement for the Community Treatment Center; and,
- 2020 BC Assessment report.

## INTRODUCTION

The Carrier Sekani Family Services have determined a location for the development of a new Community Care Facility which will provide a year round residential treatment for its membership. The Tachick Lake Resort was recently listed for sale, and subsequently, the resort has been purchased by the Carrier Sekani Family Services. The purchase is “subject to” the rezoning of the property to facilitate the Community Care Facility as a Permitted Use. The purchase is also subject to the Agricultural Land Commission permitting a Non-Farm Use with the ALR lands.

Concurrently, with this rezoning application, the Carrier Sekani Family Services will make an application to the Agricultural Land Commission to retain the subject property in the Agricultural Land Reserve, with the Community Care Facility as a permitted Non-Farm Use.

The subject property is presently zoned AGRICULTURE (AG1) which permits the operation of the Tachick Lake Resort. The resort has been operating with the current owners for a period of approximately 15 years. The resort occupies 23.257 acres and includes a lodge/office, various outbuildings, 10 cabins, and 33 campsites.

Subject Property Address: 15112 Tachick Lake Road

Subject Property PID: 011-699-361

Subject Property Legal: Fractional Northwest ¼ of Section 12, Township4, Range 4. (Plan 10855)

Rather than change the current zoning of the parcel, it has been agreed with the Regional District professional planning staff to retain the existing agricultural zone (AG1) and apply for a [Site Specific Zoning Amendment](#), in order to allow a Community Care Facility as a “Permitted Use”. Thus, it is proposed that the agricultural nature of the existing property will be retained. Given that there will no change in the property zoning, an Official Community Plan amendment will not be required.

If the Rezoning Amendment and the ALC Exclusion applications are successful, the Carrier Sekani Family Services will engage Unison Architecture to design and construct the new Community Care Facility. The residential treatment and care facility will require a new building with a footprint of approximately 25,000 square feet. In addition, some additional areas will be required for parking, landscaping, and gardens. It is envisaged that the new buildings and amenities will be located on the east side, of the property, and thus will be completely obscured from view by any neighbours or from Tachick Lake Road. The noted improvements will have a construction value of approximately \$8,000,000.

Initially, the proposed Community Care Facility will host between 18 – 30 clients. The building will include a multi-purpose meeting area, ensuite bedrooms for residents, two group rooms, four counselling rooms, a manager’s office, workstations, a kitchen and dining room, and

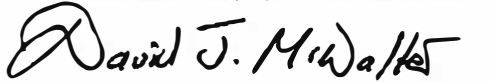
accommodation for six staff members. It is likely that the existing lodge will be retained for staff quarters. In the future, when the Community Care Facility has been established, the maximum occupant load will not exceed 60 staff and clients.

Presently, during the busy Summer season, the Tachick Lake Resort can accommodate as many as 125 campers and tourists. Special functions such as weddings and family gatherings can sometimes attract more than 125 people. In the future, because of the residential nature of the Community Care Facility, much less vehicular traffic will be generated on Tachick Lake Road.

### **SUMMARY**

In summary, the proposed site specific Rezoning Amendment will allow Carrier Sekani Family Services to construct a much needed Community Care Facility without changing the agricultural designation of the subject property, and without excluding the status of the parcel within the Agricultural Land Reserve. A companion application will be submitted to the Agricultural Land Commission to permit a Non-Farm Use on the subject property.

Please direct any questions to the undersigned should additional information be required.



David J. McWalter, P.Eng

McWalter Consulting Limited

Cc: Carrier Sekani Family Services: - Mr. Warner Adam

Unison Architecture: - Mr. Farshid Rafiei, AIBC;

Remax: - Mr. Ken Goss; and,

Property Owner – 0713069 BC Ltd.

# CARRIER SEKANI FAMILY SERVICES



CARRIER SEKANI  
FAMILY SERVICES

Residential and  
Community Treatment  
Program

This document outlines a model proposal for Carrier Sekani Family Services' treatment center.

This document was prepared by:

Mabel Louie, Executive Director Health

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Randall Brazzoni, Team Lead NNADAP

Contents

Introduction ..... 4

Organizational Profile ..... 4

Health Services Provided ..... 4

HAWP Program Development ..... 5

    Addiction Recovery Program (ARP)..... 5

    Mental Health Wellness ..... 6

    Child and Youth Mental Health ..... 6

    Health and Wellness Program..... 6

    Community Based on the Land Healing Support ..... 6

    Figure 1 Timeline Chart ..... 7

1990 ..... 7

1993 ..... 7

1995 ..... 7

2003 ..... 7

2008 ..... 7

2012 ..... 7

2019 ..... 7

2021 ..... 7

CSFS a Society ..... 7

Cultural Healing Program Cheslatta First Nation..... 7

Addiction Recovery Program at Ormond Lake ..... 7

Health & Wellness Program ..... 7

Child and Youth Mental Health..... 7

Program Amalgamated to Health & Wellness Program ..... 7

Land Based Healing funding for communities ..... 7

Residential Treatment Center Projected Opening ..... 7

Project Overview..... 7

Figure 2 – HAWP Treatment Center Program ..... 8



Project Features .....	9
Culture .....	9
Land Based Healing .....	9
NNADAP services.....	9
Continuum of Care .....	9
Prevention .....	10
Detox.....	10
Outpatient Treatment .....	10
Residential treatment.....	11
Extended care treatment (31-180 days) .....	11
Second stage recovery home .....	12
Reintegration centre.....	12
Maintenance.....	12
Facility Plan .....	13
Detox .....	13
Addiction Recovery Center.....	13
Bedrooms: .....	13
Meeting space: .....	<del>14</del> 14
Office space: .....	14
Storage space.....	14
Kitchen and Dining room .....	14
Operations .....	<del>15</del> 14
Appendix A.....	15
Budget for Operation .....	15
Program 14 client beds .....	15
Program with medical detox 35 client beds 10 detox beds.....	16

## Introduction

Carrier Sekani Family Services (CSFS) has been providing services in the central north since 1990. Our Health and Wellness Program (HAWP) has evolved into its present service of providing mental health and addictions services. Now in 2020, we are entering into an exciting next stage of services; a year-round residential treatment center that will uniquely join together with our member Bands to provide mental health and addiction recovery services from within a cultural framework. Services will be provided at the center, as well as in members communities in conjunction with the center.

This document provides a brief overview of CSFS, its services, and the evolution of the HAWP. It then provides a proposed vision for our future HAWP and treatment center with three phases. It is our hope to promote the plan with the intent of all three phases being a part of our comprehensive plan.

The HAWP adheres to a “continuum of care” philosophy whereby health and wellness, including addiction recovery, starts and continues within a person, family, and community. Therefore, we believe that any residential service should not be a stand alone service. It should be intertwined with the people and communities it serves alongside the helpers both in the treatment center and in the communities.

## Organizational Profile

Carrier Sekani Family Services (CSFS) was incorporated in 1990 to take over direct responsibility for the delivery of health and social services in the Carrier and Sekani territory spanning over 76,000 km in North Central British Columbia. Today CSFS has 11 First Nations that are members of the society. 10 of which fall under health transfer agreement that is funded by FNHA, namely: Wet’suwet’en First Nation, Burns Lake Band, Cheslatta Carrier Nation, Stelat’en First Nation, Nadleh Whut’en, Saik’uz First Nation, Takla Lake First Nation, Nee Tahi Buhn Band, Skin Tyee First Nation and Yekooche First Nation. The Lake Babine Nation is also a member of CSFS for primary care, child welfare and research services.

The population represented by member Bands comprises over 7,000 individuals. Carrier Sekani Family Services provides services to approximately 10,000 individuals annually on and off reserve.

## Health Services Provided

CSFS provides a holistic approach to healthcare with a blend of health and social services under one umbrella. Examples of Services provided by the agency include:

- Community Health Nurses
- Home nursing care

- Travelling diabetes clinic
- In-hospital support
- Early childhood Education
- Medical travel benefits for the 10 health transfer bands
- Nurse practitioner services
- Physician services
- Specialist services (visiting and telehealth)
- Family preservation workers
- maternal child health workers
- Delegated guardianship and resource social workers
- Early childhood educators
- Youth care workers
- Family Justice
- Intensive Family Preservation
- Traditional Medicines
- Clinical Therapists for Community
- Clinical therapist for Children/youth and their families
- Speech and language for children
- occupational therapist for children
- Indian Residential School support
- Health research
- Physiotherapy
- 28-day cultural Treatment Centre (May through October)
- Safe House in Burns Lake

## HAWP Program Development

### Addiction Recovery Program (ARP)

In 1993, CSFS began to provide a cultural healing program in the Cheslatta First Nations community. By 1995, this service was moved to the Nadleh Whut'en fishing camp on the shores of Ormond Lake. CSFS developed an agreement to lease this land from Nadleh and over the last 27 years has operated an addiction recovery program using "on the land" cultural healing philosophy. What this means is that we used cultural practice (along with modern day counselling) in the natural setting to support wellness and recovery from addiction. The site is 14 KM from the village accessible via logging road. The facility itself is equipped with cabins as accommodations, pit toilets, and a lake fed shower. Therefore, our treatment center can only run during the spring and summer months.

#### Mental Health Wellness

In 2002, CSFS conducted a needs assessment with the communities we provide service to. One of the primary outcomes of this assessment was that mental health related issues were one of the biggest barriers to wellness in our communities and yet, there were very few services or plans to support good mental health. As a result of this assessment, in 1993, CSFS created the Mental Health Wellness program. Through this program, qualified mental health clinicians were hired to provide generalist counselling services weekly to each member Band that wanted to be a part of the program. This program proved to be widely utilised and successful.

#### Child and Youth Mental Health

In 2008, the provincial government's Ministry for Children and Families Child and Youth Mental Health, came to the conclusion that non-First Nations services were not meeting the needs of Indigenous children and families. Therefore, they invited Indigenous bodies, through a request for proposals, to provide this service. CSFS was success in its bid to manage this service for their member communities, and other communities in the catchment area. Through this program, our child and youth mental health clinicians support those children and their families who are experiencing significant mental health related problems.

#### Health and Wellness Program

In approximately 2012, CSFS recognised, along with the rest of modern mental health and addiction service providers, that mental health and addiction issues were intertwined and should be treated concurrently. Therefore, we made the decision to amalgamate the health and wellness program, including child and youth mental health, with the Addiction Recovery Program. Then, recognising that the word "mental" carried needless stigma when looking to support anyone with emotional, social, or psychological issues, the word "mental" was dropped from our program's title. Today our Health and Wellness Program, or HAWP, holds the belief that "every door is the right door" to health and wellness regardless of what someone's challenge or path to our program is.

#### Community Based on the Land Healing Support

In efforts to extend cultural healing into the communities, the Child and Family Services Program has committed to providing funding to each community for cultural camps ongoing beginning in 2019. With the support and input of Elders and knowledge holders from each of our communities, we developed a land-based healing curriculum for the communities to use to guide their work.

Figure 1 Timeline Chart

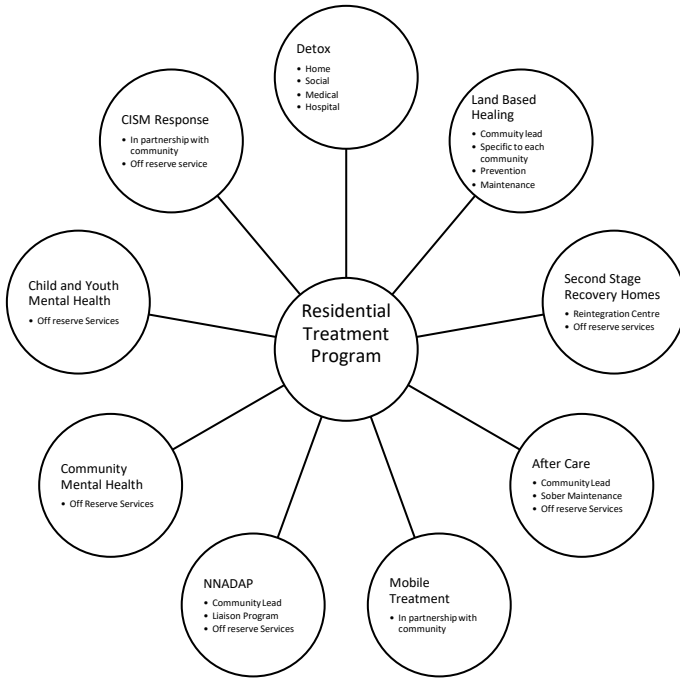
1990	1993	1995	2003	2008	2012	2019	2021
CSFS a Society	Cultural Healing Program Cheslatta First Nation	Addiction Recovery Program at Ormond Lake	Health & Wellness Program	Child and Youth Mental Health	Program Amalgamated to Health & Wellness Program	Land Based Healing funding for communities	Residential Treatment Center Projected Opening

### Project Overview

As our current residential treatment can only run six months of the year due to the location and facilities at the Ormond Lake camp, we have been seeking an alternate for a year-round option for years. We have now secured funding through the First Nations Health Authority to expand to a year-round facility through a new build, with an outreach program running concurrently with the Centre.

Our vision is to serve our membership in the center through residential treatment while expanding our wellness services to support our membership in their home communities. See figure 1

Figure 2 – HAWP Treatment Center Program



## Project Features

### Culture

The mission of the Addictions Recovery Program (ARP) is, “To create a healing environment by utilizing a holistic approach that promotes a cultural lifestyle free from addictions and restores a sense of pride in the Carrier and Sekani Culture.”

The program works under the belief that First Nation’s culture and spiritual way of living, which honours and respects all of creation, will empower communities and strengthen First Nations. This service is a great example of the integration of Tradition and Western treatment strategies, which is reflective of our program’s vision statement: ‘Culture is healing.’

### Land Based Healing

The program is built upon the concept of “land-based healing”. This refers to a way of using culture on traditional lands to promote wellness and healing. For this reason, it is important that our residential treatment center, and the healing activities our program does in communities, is based on the land. The location of our treatment center is therefore vitally important to our program’s structure.

### NNADAP services

NNADAP Mentoring program is a program designed to support, offer training, and mentoring for the NNADAP workers that work in our member communities. The NNADAP workers are employees of the First Nations’ communities and work closely with our team. This mentoring program coordinator is a full time position currently funded by CSFS Health Transfer. We believe this is a necessary position as aftercare often falls upon the NNADAP workers. By supporting the NNADAP workers, they can provide better aftercare services, with the goal offering wrap around aftercare support for clients. The mentoring support also provides NNADAP workers with debriefing and self-care, which increases retention ability for communities. Our in-house mental health and addiction training is offered to the NNADAP workers without any charge back to their community budgets.

The residential treatment center will serve as a year-round training center for our community based NNADAP workers. It is hoped that the Nations will support the NNADAP workers frequent attendance at the center to participate in treatment training activities as well as important milestones for their clients who are in treatment at the center.

### Continuum of Care

Our project will support a continuum of care (COC) model. A COC view means that people are working toward wellness and sobriety the minute they decide to make positive change in their lives. Recovery starts and continues in one’s home and community. Residential treatment is only on phase of the healing journey. Therefore, our facility is at the center of the communities’ program and is not seen as a stand-alone treatment option.

### Prevention

This level of intervention provides services for individuals regarded to be at a risk of developing problems related to substance abuse. It provides services for situations where there is insufficient data for referral in substance abuse diagnosis.

Early intervention treatment exercise focuses on the associated risk factors in predisposing drug abuse to an individual, while educating on the potential negative impact of drug abuse on their lives.

The duration of early intervention relies on the patient's understanding of the risk factors of substance abuse, and whether they will adjust their behaviors to avoid the path to addiction.

Also, there is close monitoring for symptoms that would inform on a patient's need for higher treatment levels. Treatment center and community-based staff will be trained through the treatment center in prevention and early intervention.

### Detox

Detox means processing through and recovering from the physical aspects of removing drugs or alcohol from one's body. The intensive period of detox typically ranges from overnight to 7 days. Our facility will have a detox option.

There are four options for someone to actively go through detox. The decision for how someone detoxes is dependent on the severity of the addiction and the options available:

1. Home detox (or daytox) – detoxification done at home which may include a visit from a nurse.
2. Social (non-medical) detox – detoxification provided in a residential setting but without the assistance of a nurse or physician (\*)
3. Medical detox – detoxification provided in a residential setting with the assistance of a nurse and physician. May be combined with residential treatment or as a separate service.
4. Hospital detox – medical detoxification provided in an inpatient (hospital) setting

### Outpatient Treatment

If an individual is assessed to be able to remain in their home community while accessing treatment, outpatient treatment may be a viable option. During outpatient treatment, an individual remains at home (or in another supported home in community) and at work or school. Outpatient services are offered daily (often after work hours to enable the patient to attend work/school) and have the same counselling/education components as a residential treatment program. Outpatient treatment lacks the intensive constant treatment and social control of a residential treatment center, so the decision to attend an outpatient program should be carefully considered. The design of this treatment level includes consultation with medical and mental health professionals, medication management, random drug screening, and 24-hour crisis services. These services link with the other treatment levels in continuum of



care, thereby providing support services, such as vocational training, childcare and transportation

#### Residential treatment

A residential program for addiction treatment, is a program with a set timeline spanning a 30-day period in most cases. Long-term residential treatment programs are also available, but most patients tend to go through a month-long program at the beginning of their recovery process, to essentially help them reorient themselves and navigate the difficulties of a sober world.

Much more than just a matter of choice and willpower, drug use can warp and heavily affect the brain, and leave a lasting neurological impact. Depending on the drug, prolonged drug use in addition to the challenges produced by long-term addiction can leave behind feelings of depression, anxiety, suicidal ideation, and deep self-stigma. Attempt to quit will be met with retaliation through the brain itself – drug use changes the way certain chemicals and signals are sent, causing severe withdrawal issues and powerful urges.

Residential treatment has been a first-line treatment in the fight against addiction for a very long time. Ever since addiction treatment has first become a priority when faced with a patient struggling with substance abuse, the first step has been to separate the patient from the origin of their addiction. However, this has been proven not to be enough. Residential addiction treatment covers the detoxification period, the withdrawal phase, and the deeply complex emotional and physical backlash experienced during the early stages of recovery. Many recovering addicts must confront raw emotions they have kept buried for months or years on end, and many struggle to care for themselves and must discover a form of self-acceptance to successfully stay sober.

Residential treatment programs aim to make this as easy as possible, by providing recovering addicts with a drug-free environment, daily schedules centered around self-improvement and therapy, and countless hours of working the medical professionals and addiction specialists to confront the many individual challenges that make up the process of recovery. However, many who successfully complete a residential treatment program return to their previous environment and fall back into the cycle of addiction.

Therefore, our plan includes a strategy to prevent relapse that includes extended care treatment, second stage recovery houses, and a reintegration center.

#### Extended care treatment (31-180 days)

At this level, patients are required to attend regularly scheduled meetings. It allows a patient to continue participating in their daily routines while receiving professional face-to-face services from addiction or mental health professionals.

Outpatient treatment programs are effective for working individuals, or those with a well-knit support system at home. The services are also less costly than the other treatment levels.

Services provided include evaluation, treatment and follow-up services to monitor the recovery process and to:

- Address the addiction level of an individual.
- Help in the implementation of behavioral changes.
- Improve patient's mental functioning.

#### Second stage recovery home

AT this point in treatment, patients are able to reintegrate back into the community, but still carry a significant risk of relapse if they are not supported in this reintegration in a supported and somewhat protected environment. Clinically managed low-intensity residential services provide round the clock living support, and structures with a focus on inculcating recovery skills, relapse prevention and improvement to normal emotional functioning.

At this level of care, professionals provide help to facilitate relearning of essential life skills for individual and professional post-treatment growth.

#### Reintegration centre

Also known as long-term or extended care, this level provides a structured environment and medium-intensity clinical services. It's designed to accommodate patients with severe substance abuse symptoms of temporary or permanent cognitive deficiency. Level 3.3 programs provide:

- Strong treatment at slower and repetitive steps, which are essential in helping patients deal with mental impairments associated with drug use.
- Services such as ongoing case management, housing, transportation, vocational needs, and continuous self-help meetings.

#### Maintenance

The maintenance of a sober lifestyle is a lifelong commitment. Strong community and family supports are vitally important to helping an individual maintain sobriety. CSFS and community-based supports including mental health clinicians, primary care physicians/nurses, and NNADAP wellness workers all contribute to the maintenance support of individuals.

## Facility Plan

Based on our existing program and our projected expansion, the following is our vision for the physical structure of our residential treatment center. We present our full vision and recognise that “phases” of this vision may be implemented.

The main center will include a detox unit, residential treatment, and extended care housing. Second stage housing will be located in our member communities. All facilities will allow for coed services.

### Cultural Healing

The design of the entire center should be designed in a way that will promote Carrier culture and a “culture as healing” philosophy and include:

- the natural elements of earth, air, fire, water.
- Circular patterns for meeting rooms and/or the ability to arrange seating in a circle.
- Ventilation to allow for regular smudging.
- Windows and skylights to allow the natural environment to be experienced even during inclement weather.

The outside space is equally important to the inside space. The outside space should allow for activities to be conducted including talking circles (campfire), cleansing (lake or river) and burning (fire pit) ceremonies, sweat lodge, meditation areas, pit house, and cultural gathering activities including hunting, fishing, boating, and gathering (medicine and berries).

### Detox

The detox wing will consist of a ten-bed facility equipped for medical detox. This wing would resemble a hospital ward complete with:

- 10 private ensuite bedrooms equipped with hospital grade medical hook ups.
- A centrally located nursing station for 24-hour nursing care.
- A locked medication/file room adjoining the nurse’s station.
- One common room for visiting and meals when not taken in room.
- Three consultation rooms.
- One staff room area
- Two staff bathrooms.

As each of the detox rooms are private, self contained with a shower and toilet, and are central and visible to the nursing station, these rooms should accommodate a coed operation.

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### Addiction Recovery Center

This wing will house up to 37 residents. And will include:

#### Bedrooms:

Bedrooms should be situated in such as way that there is a physical separation by hallway/door between gender and staff wings. The single occupancy rooms should also be

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placed apart. These single rooms will be used for those residents who have considerations that will make it more appropriate to house them in a single room including; physical and mental challenges, intensive emotional/mental health issues that might be disturbing to a room mate, and members of the LGBTQ2+ community where placement in an gender specific rooms is not appropriate.

- 16 double occupancy ensuite bedrooms for residents.
- 5 single occupancy ensuite bedrooms for residents.
- 6 single occupancy ensuite bedrooms for staff located in a separate space.

#### Meeting space:

- A psychosocial educational room capable of a 60-person occupancy. This room should be furnished with a screen, projector, and whiteboard.
- Two group rooms capable of 25-person occupancy.
- One large gathering room for inside cultural and alternative activities including meditation, smudging, yoga. This space will also be used for “free” or “down time”, similar to a home’s family or living room.
- One activities room large enough to host cultural craft activities, a library, music therapy, and other cultural and alternative therapy indoor activities.
- Five small counselling rooms for one: one sessions

#### Office space:

- Manager’s office
- Mental health clinician office
- 4 private counselling rooms
- Workstations for up to 4 staff at any time
- Medical office (for primary care staff).
- Staff break room.
- Reception/administration area and waiting room.

#### Storage space

- Medical equipment storage including medication storage. This space requires protocol to meet double locked storage of medication.
- Office supplies

#### Kitchen and Dining room

- An industrial equipped kitchen.
- Food storage.
- Cook’s office
- Dining hall with a 60-person capacity. This kitchen will also provide meals to the detox wing, but those patients will take their meals in their rooms.

#### Operations

- Two laundry facilities. One for the operation (bedding, kitchen laundry, detox laundry) and one for clients use.
- Tuck shop for client purchases including cigarettes, candy, and coffee.
- Maintenance Shop
- Seasonal storage facility.

#### Resources:

<https://www.prosperityhaven.com/5-levels-addiction-treatment-continuum-care/>

<http://www.bcdetox.com/sample-page-2/>

## Appendix A

### Budget for Operation

Program 14 client beds

<b>Non- clinical Staff</b>	Number of Positions	salary	Benefits	total costs
Maintenance	1	\$25.98 \$47,284	\$9,457	\$56,740
Night Staff	4	\$20.96 \$38,147	\$7,629	\$183,107
Cook	2	\$21.52 \$39,166	\$7,833	\$93,999
Janitorial	1.5	\$20.96 \$38,147	\$7,629	\$68,665
Elders ( honorarium )	1			\$36,000

#### Clinical

Counsellors	diplo a	2	\$28.23	\$51,379	\$10,276	\$123,309
Counsellors	BA	2	\$36.54	\$66,503	\$13,301	\$159,607
Mental Health Therapist	masters	1	\$39.93	\$72,673	\$14,535	\$87,207
Mental Health Therapist	diplo a		\$28.23	\$51,379	\$10,276	\$-
Cultural Worker		1	\$28.23	\$51,379	\$10,276	\$61,654

#### Administration

Team lead		1	\$45.00	\$81,900	\$16,380	\$98,280
Intake worker		1	\$25.98	\$47,284	\$9,457	\$56,740

\$1,025,308

Program with medical detox  
35 client beds 10 detox beds

<b>Non- clinical Staff</b>	Number of Positions	salary	Benefits	total costs	
Maintenance	2	\$25.98	\$47,284	\$9,457	\$113,481
Night Staff	4	\$20.96	\$38,147	\$7,629	\$183,107
Cook	2	\$21.52	\$39,166	\$7,833	\$93,999
Cooks helper	4	\$18.00	\$32,760	\$6,552	\$157,248

Janitorial		2	\$20.96	\$38,147	\$7,629	\$91,553
Elders ( honorarium )		1				\$36,000

**Clinical**

Counsellors	diploma		\$28.23	\$51,379	\$10,276	\$-
Counsellors	BA	6	\$36.54	\$66,503	\$13,301	\$478,820
Mental Health Therapist	masters	3	\$39.93	\$72,673	\$14,535	\$261,621
Mental Health Therapist	diploma		\$28.23	\$51,379	\$10,276	\$-
Cultural Worker		2	\$28.23	\$51,379	\$10,276	\$123,309

**Detox**

nurse		7	\$45.06	\$82,009	\$16,402	\$688,877
physician		1				\$217,000
nurses aid		2	\$18.00	\$32,760	\$6,552	\$78,624

**Administration**

Team lead program manager		1	\$45.00	\$81,900	\$16,380	\$98,280
Intake worker		3	\$25.98	\$47,284	\$9,457	\$170,221

\$2,792,140





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P: 250.567.9293 | F: 250.567.2998  
135 Joseph Street, Vanderhoof, BC, V0J 3A1  
www.saikuz.com

August 6, 2020

**To: Whom It May Concern:**

**Re: Tachick Lake Resort ("TLR") – Transferring to Treatment Centre**

As a nation, the Sai'kuz First Nation ("SFN") supports the construction and operations of a Carrier Sekani Family Services ("CSFS") Treatment Centre, to be located at the now TLR.

**Background:**

The SFN is located on the east end of Nulki lake on Tachick Lake 14 km south of Vanderhoof BC. SFN is part of a larger Carrier Nation, comprising several First Nation communities in the north central part of BC. The SFN is of the Athabaskan language family, part of the Carrier Nation. SFN is distinct to our langue dialect, land, practice and traditions. Similar to other Carrier Nations, CSFS Bah'lats governing structure continues to thrive. Under the matrilineal system, we have had numerous matriarchs influence our programs and services. Matriarchs Mary John and Sophie Thomas are testaments of our historical knowledge keepers.

**Current Situation**

SFN supports TLR becoming a potential Healing Centre site to be administered by the CSFS. As a member nation to CSFS, their thirtieth anniversary is approaching in 2020. CSFS provides supports and services in the areas of children and families, legal, health and research development, to not only other member nations it serves, but also to non-members and non-Indigenous populations in need.

Many of our people suffer from the impacts of drug and alcohol abuse and the issue will not go away unless we all combine our efforts to design and manage a system that is rooted in clinical evidence and cultural teachings. Our area, Northern BC has been identified as a hot spot for opioids addiction, this addiction has no boundaries and taking the lives of many young people regardless of age and race.

SFN believes and supports services and programming that improves the health and wellbeing of Indigenous peoples. The need is more apparent under the current COVID-19 Pandemic, with the increased need of critical supports and services to be offered by the CSFS. We are pleased at the prospect for a healing center within our traditional territory to improve and save lives. The healing center is long overdue and has been a vision for many of our elders and community members in all of carrier and Sekani territory.

Regards,

A handwritten signature in blue ink that reads "Priscilla Mueller".

Chief Priscilla Mueller