



## Planning Application Information Sheet

**Application Type:** Rezoning

**File Number:** 3360-20/20250066

**Bylaw(s):** Chilcotin Area Rural Land Use Amendment Bylaw No. 5543, 2025

**Electoral Area:** K

**Date of Referral:** December 11, 2025

**Date of Application:** November 19, 2025

**Property Owner's Name(s):** Tsilhqot'in Power Corporation

**Applicant's Name:** Trevor Doyle

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### SECTION 1: Property Summary

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**Legal Description(s):** Block C, Section 13, Township 58, Lillooet District

**Property Size(s):** 30 ha. (74.13 ac.)

**Area of Application:** 22.2 ha. (54.86 ac.)

**Location:** 5531 Chilcotin Hwy 20

**Current Designation:**

n/a

**Min. Lot Size Permitted:**

n/a

**Current Zoning:**

Heavy Industrial (M 3)

**Min. Lot Size Permitted:**

n/a

**Proposed Zoning:**

Special Exception RS 1-3

**Min. Lot Size Permitted:**

2,000 sq. m. (21,528 sq. ft.)

**Proposal:** The applicant is proposing rezoning a portion of the property for a supportive post-treatment and transitional housing facility including therapeutic programming. The proposal includes 21 detached housing units at 44.62 sq.m. (480.23 sq. ft.) one of which will be for staff, a mess hall 84.73 sq.m. (912 sq. ft.), a riding arena 1486.45 sq.m. (16,000 sq. ft.), and public toilets 13.39 sq. m. (144 sq. ft.). The current zoning for the fenced solar farm will continue to be Heavy Industrial (M 3). The riding arena will be used for equine assisted therapy programming.

**No. and size of Proposed Lots:** no new proposed lots

**Existing Buildings:** none

**Proposed Buildings:** Post treatment housing- 10 units - 44.62 sq. m. (480.23 sq. ft.)

Transitional housing - 10 units - 44.62 sq. m. (480.23 sq. ft.)

Staff housing - 1 unit - 44.62 sq. m. (480.23 sq. ft.)

Mess hall - 84.73 sq. m. (912 sq. ft.)

Riding arena - 1486.45 sq. m. (16,000 sq. ft.)

Public toilets - 13.39 sq. m. (144 sq. ft.)

**Road Name:** Chilcotin Hwy 20

**Road Type:** Paved

**Within the influence of a Controlled Access Highway:** N/A

**Services Available:** All units have a 300 gallon water storage system. Applicant is currently finalizing design for water supply system.

**Within the confines of the Agricultural Land Reserve:** No

**Required to comply with the Shoreland Management Policy:** Yes - Septic Only

**Name of Lake/Contributing River:** n/a

**Lake Classification:** N/A

**Within Development Permit Area:** No

**Adjoining Properties:** (Source: B.C.A.A.)

	Land Use:	Lot Sizes:
(a) North	crown land	91.14 ha. (225.21 ac.)
(b) South	crown land	n/a
(c) East	crown land	91.14 ha. (225.21 ac.)
(d) West	Sawmill	104.73 ha. (258.8 ac.)

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## PLANNING COMMENTS

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### Background:

A proposal to rezone a portion of a property located east of Hanceville has been received by planning staff. The subject property is 30 ha. (74.13 ac.) in size while the portion proposed to be rezoned is 22.2 ha. (54.86 ac.). The lot is currently zoned as Heavy Industrial (M 3) in the Chilcotin Area Rural Land Use Bylaw No. 3500, 1999. The applicant has applied to rezone the 22.2 ha. (54.86 ac.) portion of the property to Special Exception RS 1-3 to permit a community care facility. The remaining M 3 portion will allow for the existing industrial solar farm to maintain compliance with the Rural Land Use Bylaw.

This proposal would create a new zone that will allow for staff accommodation, agricultural operations in addition to a community care facility and the uses that are permitted in the Settlement Area 1 (RS 1) zone in the Chilcotin Area Rural Land Use Bylaw 3500, 1999.

The applicant for this proposal, T̓silhqot̓in National Government staff, intends to develop inclusive transitional housing that supports holistic healing and wellness. The applicant states the proposal is a part of a holistic recovery model; wellness, recovery, transitional housing, and supportive housing will take place on the site. The proposed activities to take place at the site includes engaging elders to integrate cultural components, T̓silhqot̓in talent and skills programming, construction of sweat lodges and a culturally refined menu. As a part of the proposal, equine therapy/ equine assisted learning will also take place on the site. Detox and residential treatment will not take place on the site.

Red Road Recovery will be the operator of the site. The organization operates four other sites within the province.

The proposed development also focuses on self-sufficiency and environmental stewardship.

The proposed dwelling units are intended to utilize solar power and are designed to be energy efficient.

The total proposed development includes 21 housing units, 44.62 sq. m. (480.23 sq. ft.) one of which will be for staff, a mess hall 84.73 sq. m. (912 sq. ft.), a riding arena 1486.45 sq. m. (16,000 sq. ft.), and public toilets 13.39 sq. m. (144 sq. ft.). The riding arena included is intended to be used for equine therapy in conjunction with the proposed supportive housing and services.

Staff note some development work has begun on the property as this is a significant priority for the landowner and applicant.

## Location and Surrounding:

The subject property is located approximately 8km east of Hanceville (Lee's Corner) and 33 km west of Riske Creek. The lot is primarily flat and located on the crest of Lee's Hill with no lakes or streams. South of the lot there is a steep slope towards the Chilcotin River approximately 2 km away.

## CRD Regulations and Policies:

### 2.0 Broad objectives

2.3 To accommodate community facilities, residential, commercial, and industrial development in a manner that will not intrude upon the established rural lifestyle, add unnecessary strain to the existing transportation network, or conflict with agricultural and forest resource areas.

### 3.2 Community Facilities

It is the policy of the Board to encourage the location of community facilities in the existing settlement areas and thereby assist in better defining and establishing those settlement areas as centres for community growth and development, as well as limited service centres for the outlying rural areas.

### 3.3 Residential

c) to allow for a range of lot sizes and uses for rural and rural residential type developments, where appropriate, and to minimize conflicts with agricultural operations;

### 3.9 Energy and Conservation

3.9.5 Encourage the planning, design and construction strategies to minimize greenhouse gas emissions.

3.9.6 Encourage developers to follow best practices in sustainable development – seeking out leading edge technologies and minimizing the impact on existing infrastructure (e.g. permeable parking lots; stormwater detention ponds, solar orientation etc.).

*Interim Housing Needs Report, 2024*

Table 4: 5-, 10-, and 20-Year HNR Method Housing Need Estimates, Electoral Areas J and K Combined

COMPONENT	DETAIL	5-YEAR	10-YEAR	20-YEAR
A	Extreme Core Housing Need	1.4	2.8	5.5
B	Person Experiencing Homelessness	5.2	7.8	10.5
C	Suppressed Household Formation	20.8	41.7	83.3
D	Anticipated Household Growth	28.7	45.8	55.8
E	Rental Vacancy Rate Adjustment	0.6	1.2	2.4
<b>Total</b>		<b>57</b>	<b>99</b>	<b>158</b>

Proposed

8.7.3.3 Special Exception RS 1- 3 Zone

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RS 1-3, may also include:

- i) Agricultural operations, including horticulture, silviculture, livestock, intensive livestock operations, stockyard, beekeeping and aquaculture;
- ii) an accessory dwelling unit or units for the accommodation of a caretaker or staff members of the permitted non-residential uses.
- iii) a horse boarding centre, provided that the stables do not have more than 40 stalls and the facility does not contain a racetrack licensed by the British Columbia Racing Commission;

but excluding

- i) a mobile home park.

All other provisions of the RS 1 zone shall apply

Rationale for Recommendations:

Planning staff are supportive of the application subject to approval of conditions discussed below.

Based on the proposed location of the development it is unlikely to have an impact on nearby properties. The closest occupied property is 3.5 km southwest of the lot however, by road the closest occupied lot is 9.5 km away.

The applicant has supplied reports from qualified professionals. A report from OCTO Engineering states the requirements for a sewerage system that is capable of accommodating the waste from the proposed development. An environmental site assessment has also been provided by Terrawest. Importantly, no site contamination was identified by the authors.

A report on water quantity is expected to be provided once completed. Prior to the establishment of the water related infrastructure the dwelling units have a 300-gallon water storage tank that can be utilized if necessary.

The proposed parking areas for the development total approximately 1149 sq. m., far greater than what is required in the Rural Land Use Bylaw parking regulations. Additionally, the applicant has indicated the parking area is not intended for those utilizing the community care facility but will be used by staff and visiting professionals.

The proposal aligns with multiple policies outlined in the Chilcotin Area Rural Land Use Bylaw. Objective 2.3 of the Chilcotin Area Rural Land Use Bylaw is to accommodate community facilities, residential, commercial, and industrial development in a manner that will not intrude upon the established rural lifestyle. The development is located in an area that is far enough away from residences that the direct impacts area unlikely. Its location also allows it to serve the Chilcotin area which currently has a high demand for traditional and post treatment housing. The location will allow those who attend to maintain connection to the rural community.

Policy 3.3 of the Chilcotin Area Rural Land Use Bylaw states that development should allow for a range of lot sizes and uses for rural and rural residential type developments, where appropriate, and to minimize conflicts with agricultural operations. A demand for housing in areas J and K specifically non-market housing is shown in the Central Cariboo – Williams Lake Interim Housing Needs Report. It is important to note that those who require non-market housing and supportive services are often required to relocate to larger centres where housing and services may be available in limited capacity. This development will serve more than those currently located in areas J and K as there are currently limited services available in the entire Central Cariboo and Chilcotin.

The applicant states that there is a shortage of transitional and supportive housing in the Chilcotin and Cariboo regions. The proposed development is intended to provide “culturally grounded solution that keeps individuals connected to the community”.

Planning staff recognize that United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) is relevant in the assessment of this proposal. Article 21 (1) states “Indigenous peoples have the right, without discrimination, to the improvement of their economic and social conditions, including, inter alia, in the areas of education, employment, vocational training and retraining, housing, sanitation, health and social security.” Article 23 states “Indigenous peoples have the right to determine and develop priorities and strategies for exercising their right to development. In particular, Indigenous peoples have the right to be actively involved in developing and determining health, housing and other economic and social programmes affecting them and, as far as possible, to administer such programmes through their own institutions.” Article 24 (1) states “Indigenous peoples have the right to their traditional medicines and to maintain their health practices, including the conservation of their vital medicinal plants, animals and minerals. Indigenous individuals also have the right to access, without any discrimination, to all social and health services.” Article 29 (3) says “states

shall also take effective measures to ensure, as needed, that programmes for monitoring, maintaining and restoring the health of indigenous peoples, as developed and implemented by the peoples affected by such materials, are duly implemented.”

The proposed development will also align with policies in the RLUB for energy and conservation. The applicant has stated that the proposed dwelling units are designed to be energy efficient and is intended to utilize solar power. This aligns with policy 3.9.6 of the Chilcotin Area Rural Land Use Bylaw.

The Ministry of Transportation and Transit (MOTT) has no concerns with the rezoning application.

The Ministry of Water, Land and Resource Stewardship (MWLRS) has provided comments on this application stating that they have no objections.

The Interior Health Authority (IHA) has provided comments on this application stating no objections.

The Electoral Area ‘K’ Advisory Planning Commission (APC) has provided comments in support of the application. They have stated that it is desirable to “down zone” the property from heavy industrial, that there is a recognized need for this type of project, and that the project is well planned.

In summary, planning staff are supportive of the proposed rezoning application. The applicant will be required to comply with the CRD Shoreland Management Policy with respect to sewerage disposal due to the location of an unnamed waterbody located less than 250 m to the north of the lot.

That Chilcotin Area Rural Land Use Amendment Bylaw No. 5543, 2025 be read a first and second time this February 6, 2025. Further, that adoption be subject to the following:

- i. The applicant offering to enter into and entering into a Section 219 covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewage disposal.

Further, that the cost of registration of the shoreland management covenant be borne by the applicant.

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## REFERRAL COMMENTS

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Health Authority: January 26, 2026

No objection

Ministry of Transportation and Infrastructure: January 9, 2026

The Ministry of Transportation has no concerns with the application.

Advisory Planning Commission: January 6, 2026

See attached

Ministry of Land, Water and Resource Stewardship: January 6, 2026

Because it is private property and fairly disturbed land, WLRS do not have any objection with the rezoning. The property of interest overlaps with the following:

- Mule Deer Winter Range, topographic buffer and habitat
- Flammulated owl habitat
- Riparian Management Area, management zone

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## BOARD ACTION

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February 6, 2026:

That Chilcotin Area Rural Land Use Amendment Bylaw No. 5543, 2025 be read a first and second time this February 6, 2026. Further, that adoption be subject to the following:

- i. The applicant offering to enter into and entering into a Section 219 covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewage disposal.

Further, that the cost of registration of the shoreland management covenant be borne by the applicant.

April 10, 2026:

That Chilcotin Area Rural Land Use Amendment Bylaw No. 5543, 2025 be read a third time, this 10<sup>th</sup> day of April 2026.

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## ATTACHMENTS

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- Appendix A: Bylaw 5543
- Appendix B: General Map
- Appendix C: Specific Map
- Appendix D: Orthographic Map
- Other: Applicant's Supporting Documentation  
Advisory Planning Commission Comments  
Public Hearing Results



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5543

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3500, being the "Chilcotin Area Rural Land Use Bylaw No. 3500, 1999".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a Rural Land Use bylaw after a public hearing and upon the affirmative vote of the Directors.

WHEREAS an application has been received to rezone property.

NOW, THEREFORE, the Board of Directors of the Cariboo Regional District, duly assembled, hereby enacts as follows:

1. CITATION

This bylaw may be cited for all purposes as the "Chilcotin Area Rural Land Use Amendment Bylaw No. 5543, 2025".

2. AMENDMENT

Bylaw No. 3500 of the Cariboo Regional District is amended by:

A) Inserting Section 8.7.3.3 as follows:

Special Exception RS 1-3 (3360-20/20250066)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RS 1-3, uses may also include:

- i) Agricultural operations, including horticulture, silviculture, livestock, intensive livestock operations, stockyard, beekeeping and aquaculture;
- ii) an accessory dwelling unit or units for the accommodation of a caretaker or staff members of the permitted non-residential uses;
- iii) a horse boarding centre, provided that the stables do not have more than 40 stalls and the facility does not contain a racetrack licensed by the British Columbia Racing Commission;

but must not include:

- i) a mobile home park

All other provisions of the RS 1 zone shall apply.

- B) rezoning part of Block C, Section 13, Township 58, Lillooet District from Heavy Industrial (M 3) to Special Exception RS 1-3 as shown on attached Schedule "A";
- C) amending Schedule "C" accordingly.

READ A FIRST TIME THIS 6th DAY OF February, 2026.

READ A SECOND TIME THIS 6th DAY OF February, 2026.

A PUBLIC HEARING WAS HELD ON THE 25th DAY OF March, 2026.

READ A THIRD TIME THIS 10th DAY OF April, 2026.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

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Chair

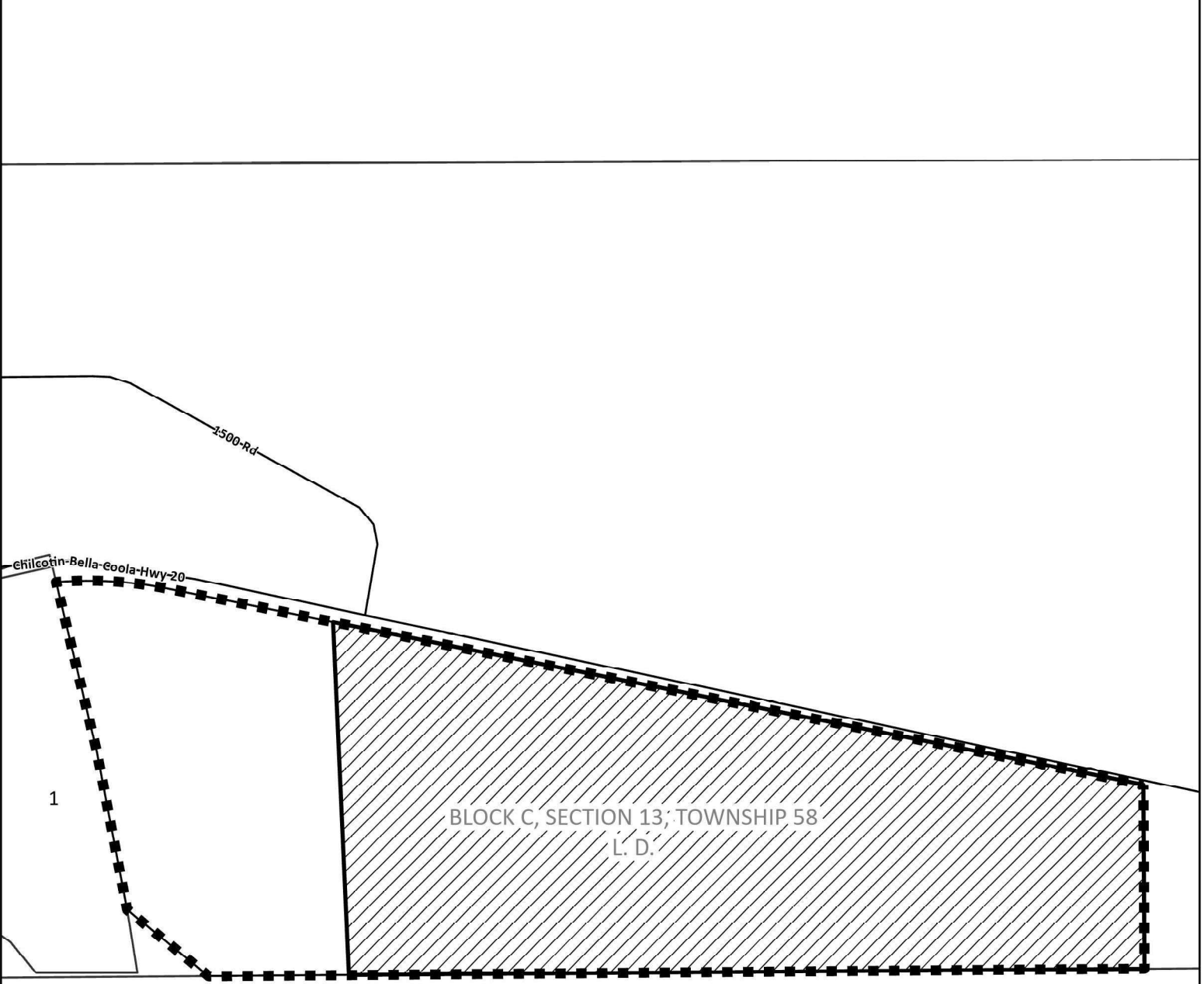
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Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5543 cited as the "Chilcotin Area Rural Land Use Amendment Bylaw No. 5543, 2025", as adopted by the Cariboo Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.



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Corporate Officer



**SCHEDULE A**

LEGEND

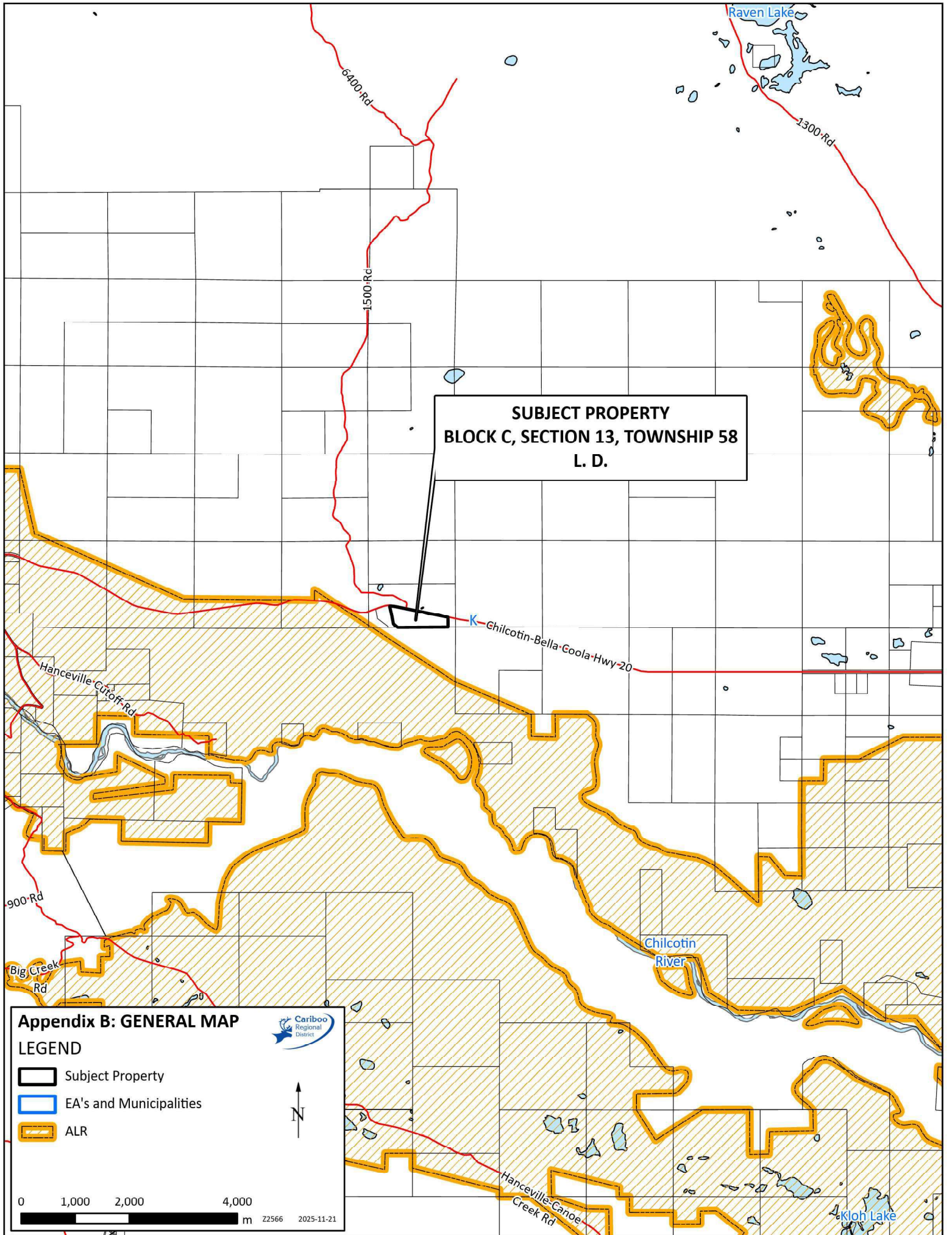
-  Subject Property
-  Special Exception RS 1-3 Zone



22566






2025-11-21



**SUBJECT PROPERTY**  
**BLOCK C, SECTION 13, TOWNSHIP 58**  
**L. D.**

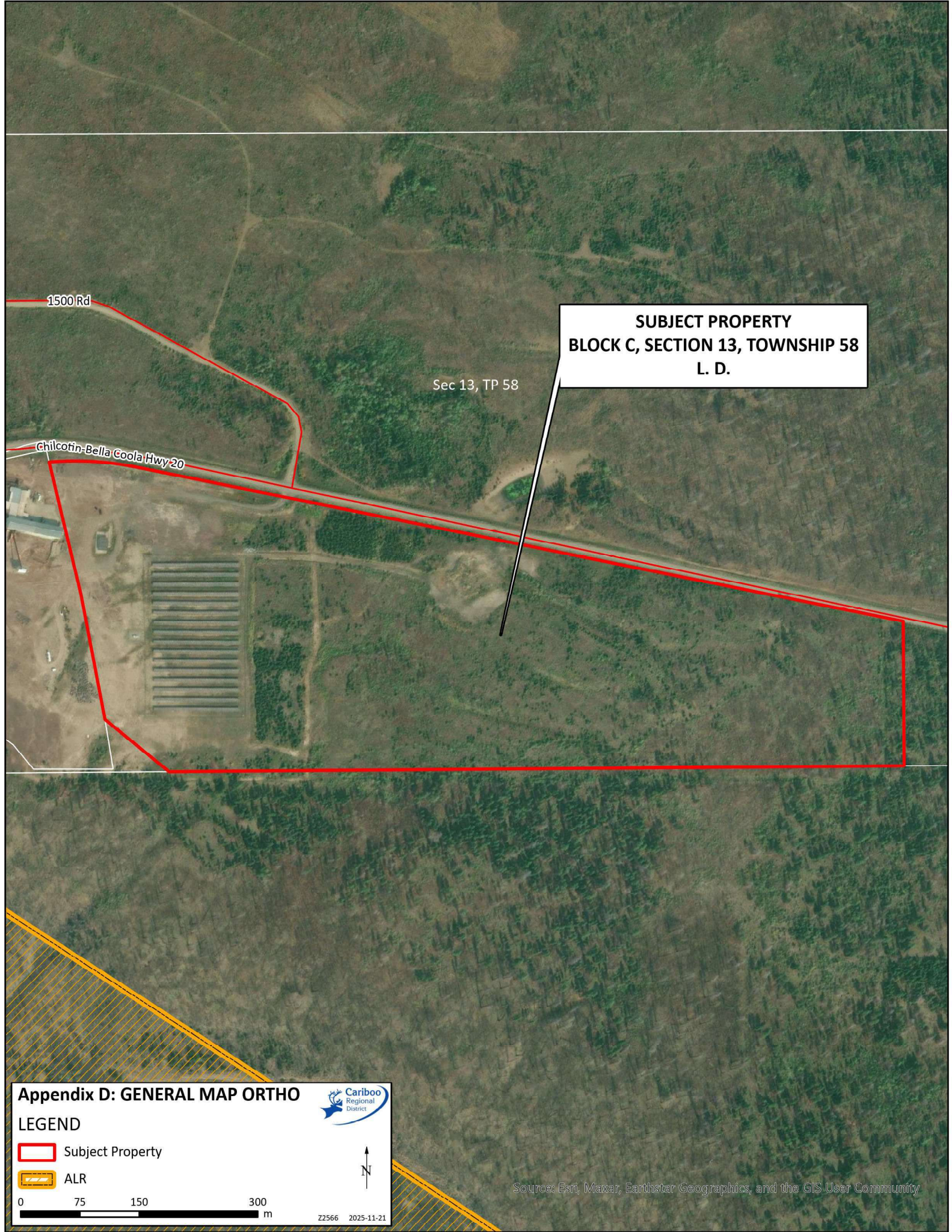
**Appendix B: GENERAL MAP**

**LEGEND**

-  Subject Property
-  EA's and Municipalities
-  ALR

0 1,000 2,000 4,000  
 m 22566 2025-11-21





**SUBJECT PROPERTY  
BLOCK C, SECTION 13, TOWNSHIP 58  
L. D.**

Sec 13, TP 58

1500 Rd

Chilcotin-Bella Coola Hwy 20

**Appendix D: GENERAL MAP ORTHO**



**LEGEND**

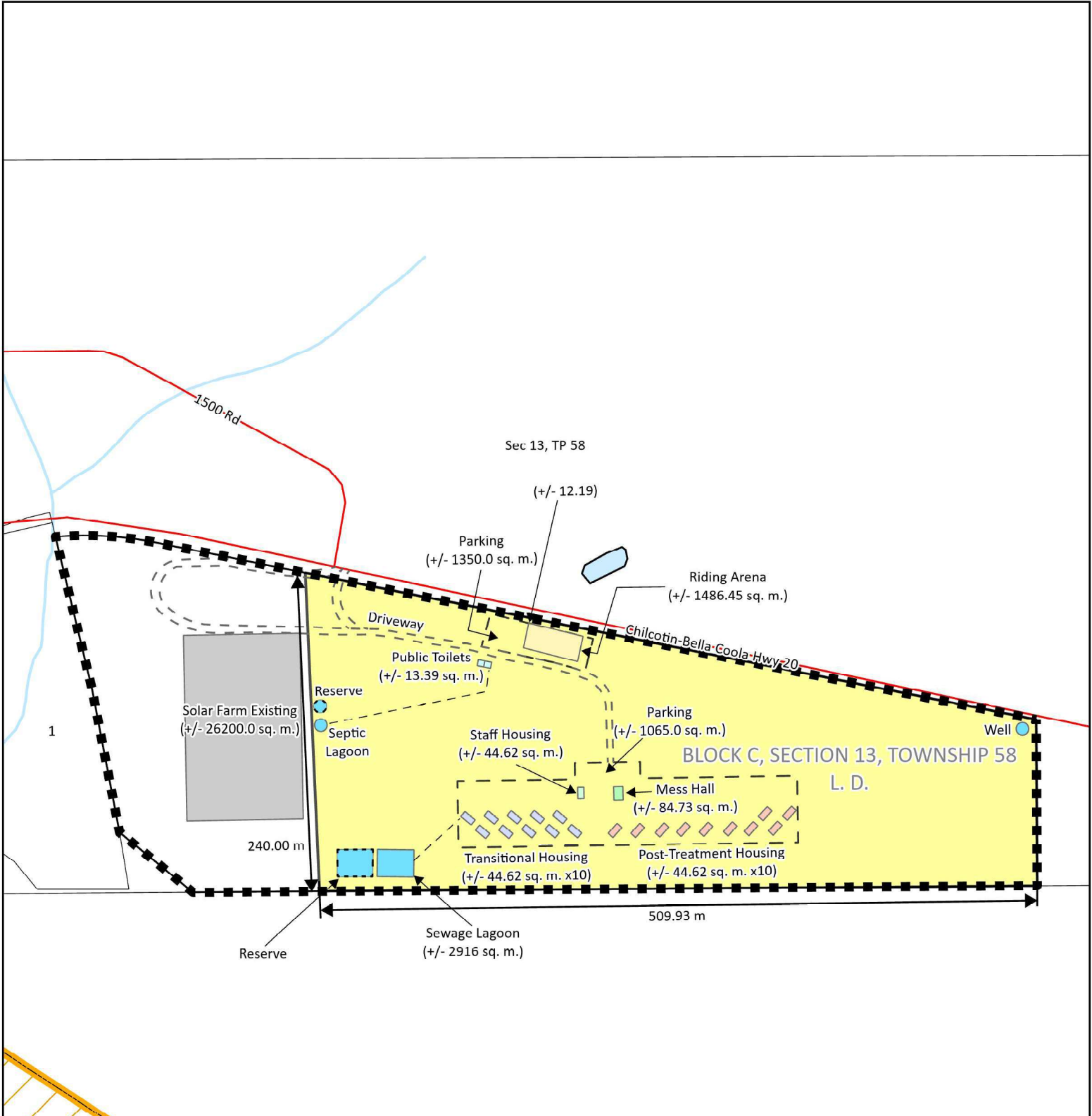
 Subject Property

 ALR






Z2566 2025-11-21

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



**Appendix C: SPECIFIC MAP**

**LEGEND**

-  Subject Property
-  ALR
-  Proposed Special Exception RS 1-3 Zone

MEASUREMENTS ARE METRIC

Z2566



2025-12-10

Disclaimer: Structure size and location is a graphical representation of information provided by the applicant and may not necessarily be drawn to scale.



Describe the existing use of the subject property and all buildings: Fenced Solar Farm, sewage lagoon, decommissioned scale shack.

Describe the proposed use of the subject property and all buildings: See Appendix A

Describe the reasons in support for the application: See appendix B

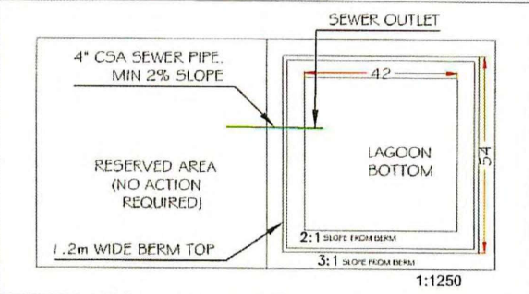
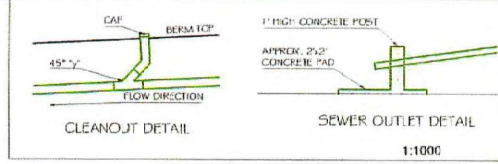
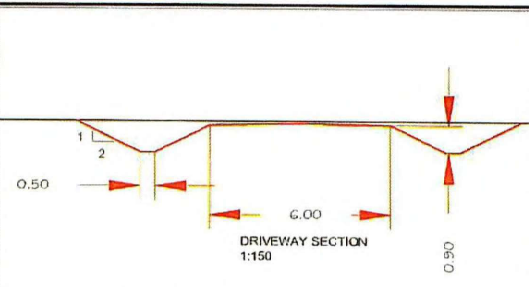
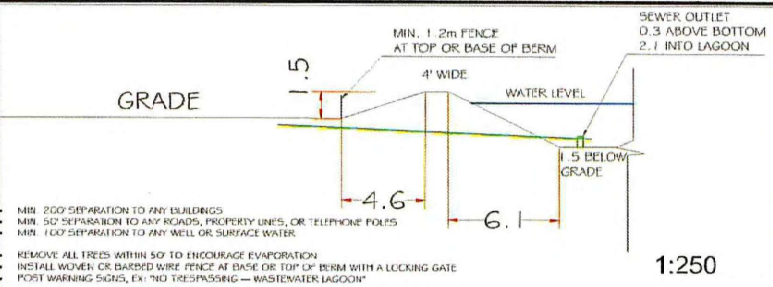
Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Low lying shrubs, deadfall, sparcely populated by small trees.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): Primarily flat land located on the crest of Lees Hill with no existing lakes or streams

Services Currently Existing or Readily Available to the Property (check applicable area)

*\* Readily Available means existing services can be easily extended to the subject property.*

Services	Currently Existing?		Readily Available?*	
	Yes	No	Yes	No
Hydro	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewage Disposal System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Well	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Legend:

- Property Line
- Building Footprint
- Proposed Edge of Gravel
- Striping Area
- Existing Edge of Asphalt
- Existing Edge of Gravel
- Septic System
- Septic Reserve
- Parking

- Notes:
1. TOPOGRAPHICAL SURVEY AND INFORMATION PROVIDED BY OTHERS.
  2. ALL ELEVATIONS SHOWN IN METERS.
  3. ALL EXISTING GRADES TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION. ANY ERRORS OR MISSING INFORMATION TO BE REPORTED TO THE ENGINEER.
  4. SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK TO BE IN ACCORDANCE WITH CURRENT WORKSAFE REQUIREMENTS.
  5. SOIL IS LOAMY SAND EXTREMELY FIRM TILL. NOT SUITABLE FOR SEEPAGE BEDS. NO PERC WAS ACHIEVED AT THE PERMEAMETER SITES.

Stamp:

2025-09-16			
1	SEP. 16, 2025	ISSUED FOR CONSTRUCTION	SWL
2	SEP. 16, 2025	ISSUED FOR CONSTRUCTION	AW
3	SEP. 16, 2025	ISSUED FOR REVIEW	SWL
4	SEP. 16, 2025	ISSUED FOR REVIEW	AW
5	SEP. 16, 2025	ISSUED FOR REVIEW	SWL
6	SEP. 16, 2025	ISSUED FOR REVIEW	AW

**OCTO ENGINEERING INC.**  
 974 ACADIA DRIVE, HANGEVILLE, QUEBEC, S.C. H9G 2L3  
 888 974 6886  
 reception@octoengineering.ca

Client: **Tilghotin National Government**

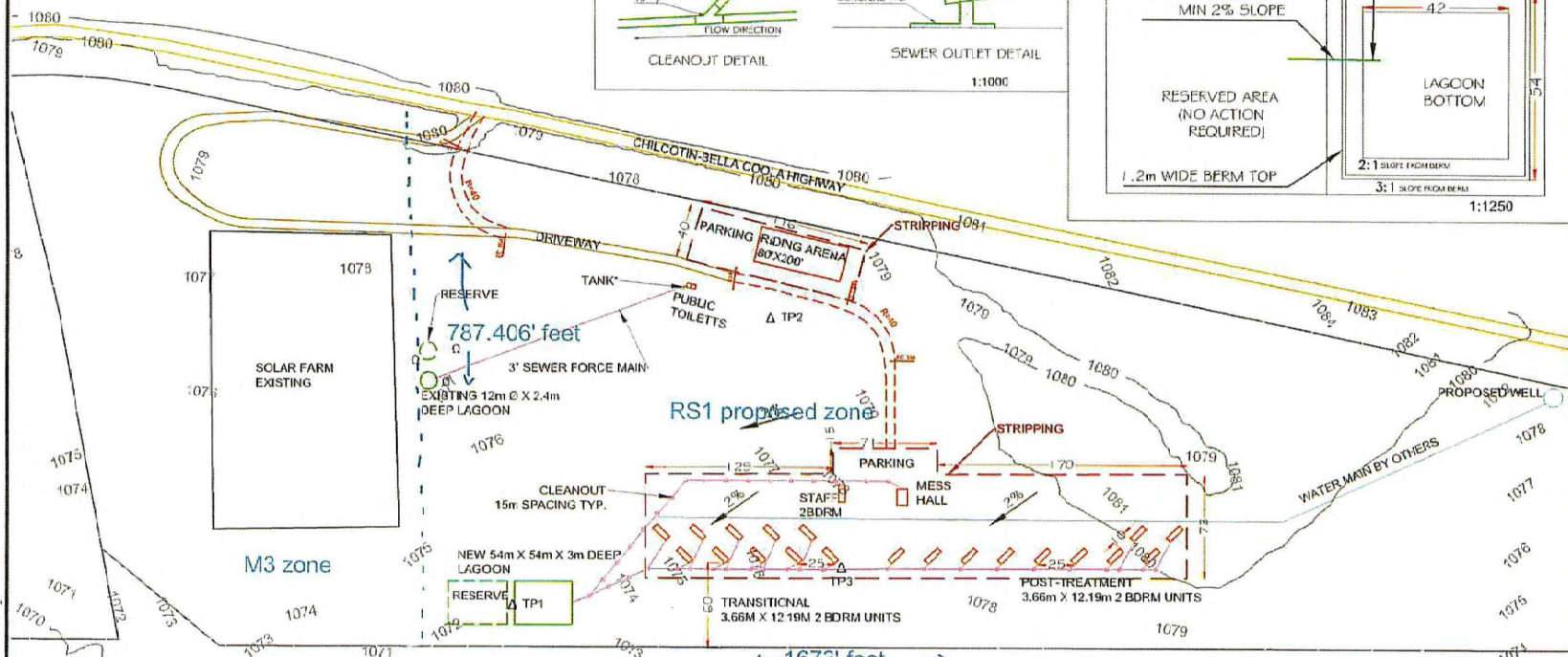
Project Address: **HIGHWAY 20, HANGEVILLE**

Project No: **A25C-030**

Project Title: **PLAN**

Drawing Title: **Lot Grading**

Scale: **1:3000** Sheet No: **C1 OF C1**



SEPTIC SYSTEMS:  
 SYSTEM 1: LARGE LAGOON. RESIDENTIAL CAMP ADF = 225L/DAY/RM X 2RMS = 450L/DAY/RESIDENCE  
 DDF=600L/DAY/RESIDENCE X 21 RESIDENCES  
 =18,900L/DAY. LAGOON HAS CAPACITY FOR 22,700L/DAY,  
 AND SO HAS A RESERVE CAPACITY OF 3,800L/DAY  
 SYSTEM 2: PUBLIC TOILETTES. DDF=600L/DAY

STRIPPING: REMOVE ORGANICS (0.15m) (370m X 73m + 15m X 71m + 40m X 116m) = 4907 m<sup>2</sup>.  
 \*1000 L/GAL 2-CHAMBER TANK. SECOND CHAMBER TO BE USED FOR A JHP PUMP.

SEWER MAINS TO BE 5" DIAMETER.  
 BUILDING DRAINS TO BE 4" DIAM

A25C-030\_Site Plan.dwg

## **Appendix A**

### **Describe the proposed use of the subject property and all buildings:**

The property is proposed to be developed under a split zoning designation of M3 (Heavy Industrial) and RS1 (Residential Single-Family) to allow a combination of complimentary renewable energy, residential, and therapeutic uses.

#### **M3 – Heavy Industrial Portion**

The existing solar farm area (size) will remain M3 to accommodate existing and future industrial operations.

#### **RS1- Transitional Housing and Equine Assisted Therapy Centre**

The remain portion of the property (size) will accommodate a culturally based traditional housing community and equine assisted therapy centre.

- 20 solar powered, off grid tiny homes will provide safe and sustainable transitional housing for individuals who are waiting for or completing residential treatment programs. These small homes will be designed for energy efficiency, minimal environmental footprint, and year-round livability.
- Shared buildings will include spaces for meals, wellness building for group programming, counseling, and cultural activities.
- A portion of the RS1 zone will have a equine centre for equine assisted therapy and cultural land-based healing programs. The centre will play a central role in rehabilitation and recovery, offering residents therapeutic and vocational opportunities connected to the land and animals.
- The housing and community spaces will incorporate cultural values, and land-based principles, fostering an atmosphere of respect, inclusion and healing.

#### **Infrastructure and Servicing**

The project is focused on self sufficiency and environment stewardship, making use of existing infrastructure wherever possible.

- The property will continue to use its existing access, upgraded as necessary for safety and emergency vehicle requirements.
- The on-site solar farm and off-grid solar systems will minimize reliance on external utilities and ensures long-term sustainability.
- Native vegetation and tree cover will be preserved wherever possible. Additional planting will enhance site aesthetics, provide privacy and create natural habitat flow.

## Appendix B

### Describe the reasons in support for the application:

#### 1. Purpose and Intent of the Proposal

The application seeks to establish a split zoning on the property, designating part M3 (Heavy Industrial) and part RS1 (Settlement Area 1). The plan is to create a site that supports both economic and community well-being, allowing for a combination of industrial use, transitional housing and therapeutic programming.

#### 2. Intergrated Transitional Housing and Equine Assisted Therapy Centre

The RS1 portion of the property is intended for culturally based, inclusive transitional housing that supports individuals awaiting or completing residential treatment programs. The housing component will provide a safe, stable, and healing environment for recovery and reintegration into community life. A complimentary Equine Assisted Therapy Centre will offer further opportunities for connection, healing and personal growth through interaction with horses and land-based practices.

#### 3. Existing Renewable Energy Infrastructure

The property currently includes a solar farm located at the front portion of the land. This existing renewable energy installation demonstrates a strong commitment to sustainability and environmental stewardship. The solar farm contributes to the projects ability to operate with reduced environmental impact and serves as a valuable educational and economic asset, consistent with regional objectives to promote green energy and rural innovation.

#### 4. Response to Local and Regional Needs

There is a verified shortage of transitional and supportive housing options within the Chilcotin and Cariboo regions for people exiting or awaiting treatment programs. This proposal provides a local, culturally grounded solution that keeps individuals connected to community, culture, and the land while they stabilize and rebuild their lives.

#### 5. Alignment with Regional and Provincial Objectives

The proposal aligns with the Cariboo Regional District's Official Community Plan objectives to promote diverse housing, social well-being, and economic opportunity in rural areas. It also supports broader provincial goals around reconciliation, mental health and addictions recovery, and renewable energy development.

### Efficient and Responsible Land Use

The split zoning approach makes practical and efficient use of the landbase, existing access and service infrastructure. It supports multiple compatible uses on one site,

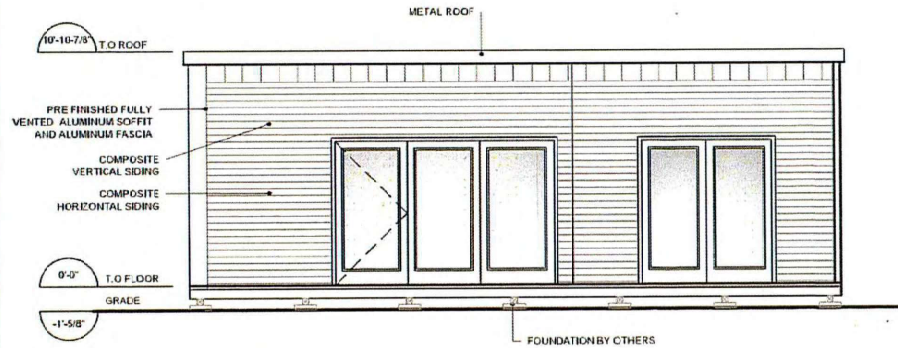
## Appendix B

encouraging long-term sustainability, local employment, and social benefit without major new servicing demands.

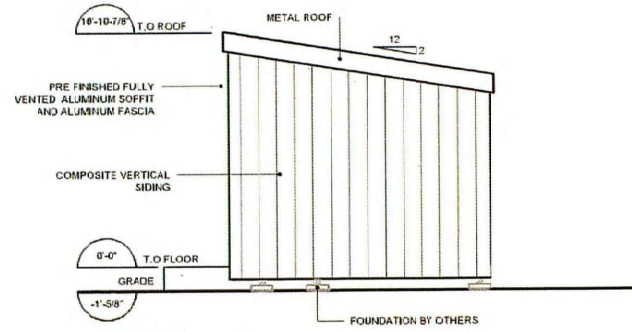
In conclusion the proposed split zoning represents a thoughtful, balanced, and forward-looking use of the property. By combining the existing renewable energy infrastructure, culturally based transitional housing with equine assisted therapy, the project contributes meaningfully to the social, economic, and environmental well-being of the Chilcotin region.

This application supports regional and provincial objectives for diverse housing, rural economic resilience, environmental sustainability, and culturally informed recovery services. It offers a model of how rural lands can be used in a responsible, inclusive community focused manner. For these reasons, approval of the proposed M3/RS1 split zoning is respectfully requested.

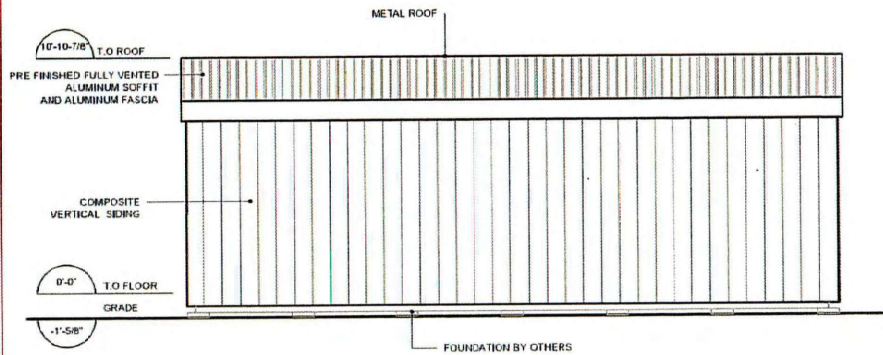




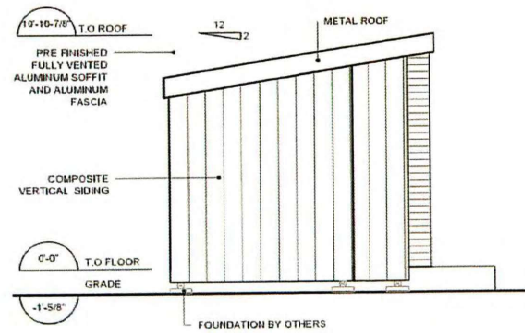
**FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 3/16" = 1'-0"



**REAR ELEVATION**  
SCALE: 3/16" = 1'-0"



**LEFT ELEVATION**  
SCALE: 3/16" = 1'-0"



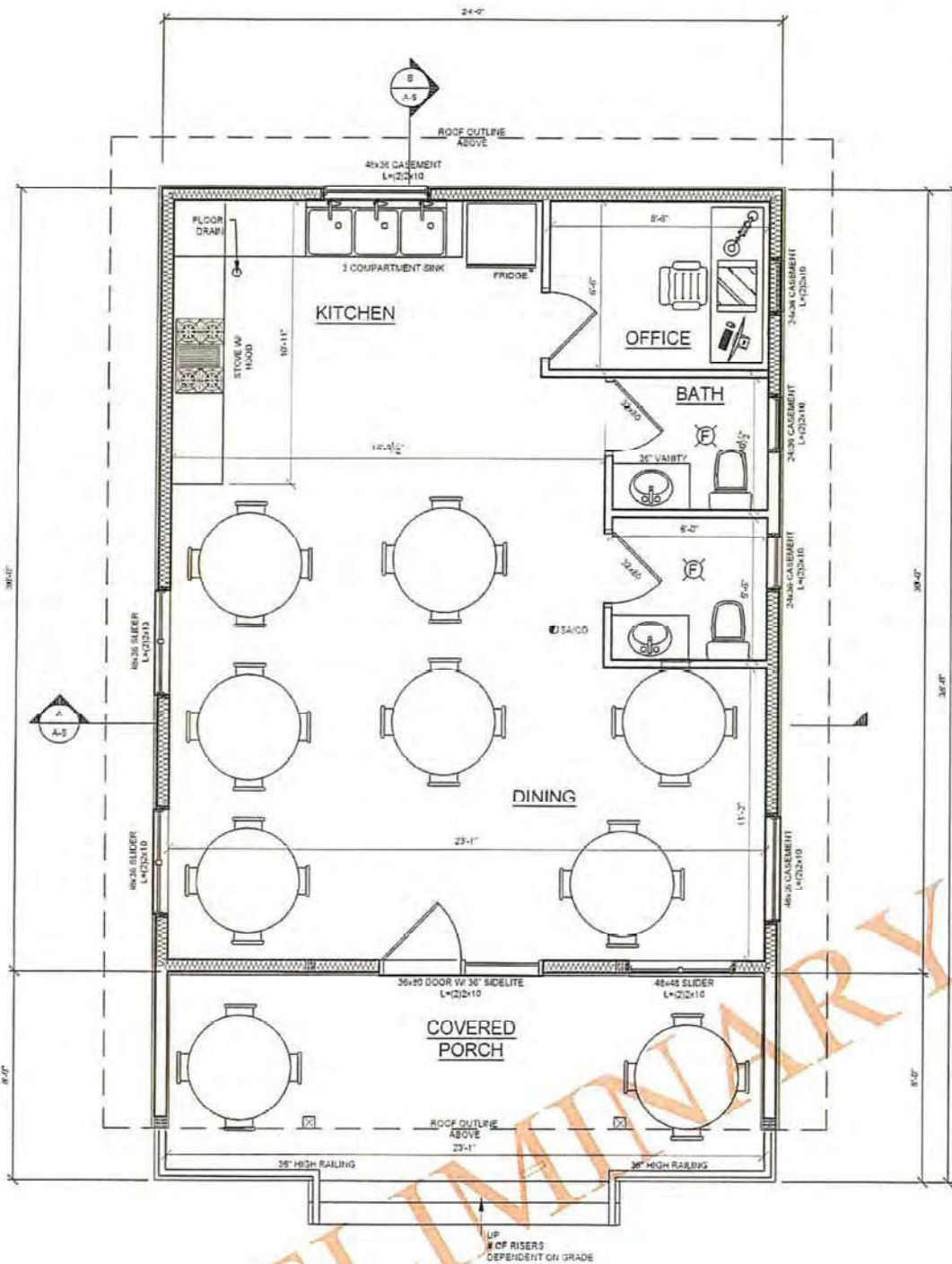
No.	ISSUANCE FOR REVIEW	DATE	BY
A		2024	

**GENERAL NOTES**


- DO NOT SCALE DIMENSIONS.
- ALL DIMENSIONS ARE IN ACCORDANCE TO THE CURRENT VERSION OF ALL APPLICABLE NATIONAL AND INTERNATIONAL STANDARDS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY NORQUAY ENGINEERING LTD. OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

PROJECT: PORTABLE BUILDING VX TECHNOLOGY ELEVATIONS

DRAWING: ADDRESS:		SCALE: 1/4" = 1'-0"	DATE: NOV 2024	BEN: FIRM# 102327
DRAWN: R. ALVARENGA	CHECKED: P.G. DELEPUEK	DATE: NOV 2024	SIZE: 11"x17"	
PROJECT NUMBER: 24159		DRWN#:		
A-4		1 OF 5		



**FLOOR PLAN**  
SCALE 1/4" = 1'-0"  
720SQFT

PROJECT: RESTAURANT DESIGN VX TECHNOLOGY		DRAWINGS TO BE CODE REVIEWED		GENERAL NOTES																											
DRAWING: FLOOR PLAN				1. DO NOT SCALE DRAWINGS 2. ALL WORK TO BE DONE IN ACCORDANCE TO THE CURRENT VERSION OF ALL PROVINCIAL STANDARDS (OSG, OPCS, OP30, ETC.) 3. CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY NORQUAY ENGINEERING OF CONCERNS OR DISCREPANCIES PRIOR TO CONSTRUCTION				<table border="1"> <thead> <tr> <th>No.</th> <th>ISSUANCE</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>FOR REVIEW</td> <td>2023-07-28</td> <td>POD</td> </tr> <tr> <td>2</td> <td>FOR PERMIT</td> <td>2023-08-11</td> <td>POD</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		No.	ISSUANCE	DATE	BY	1	FOR REVIEW	2023-07-28	POD	2	FOR PERMIT	2023-08-11	POD										
No.	ISSUANCE	DATE	BY																												
1	FOR REVIEW	2023-07-28	POD																												
2	FOR PERMIT	2023-08-11	POD																												
PROJECT NUMBER: 2023-0719 DRAWING NO.: P-1 1 OF 10	ADDRESS: TSLHQOTIN	DRAWN: R ALVARENGA	SCALE: 1/4" = 1'-0"	CHECKED: P.O. DECLERCK	DATE: AUGUST 2023	SIZE: 11"x17"	BCR: FIRM# 102327																								

**Transitional Housing**

VX Smart Homes – Off-Grid Solar Powered Tiny Homes



Red Road River T̂silhqox

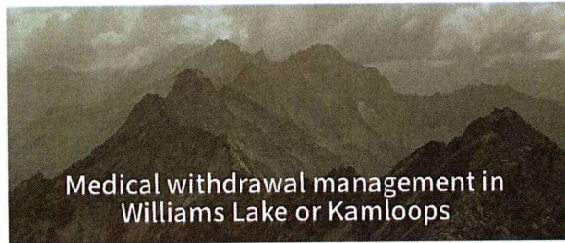
*On the land*  
**HEALING**



**T̂silhqot'in**  
NATIONAL GOVERNMENT



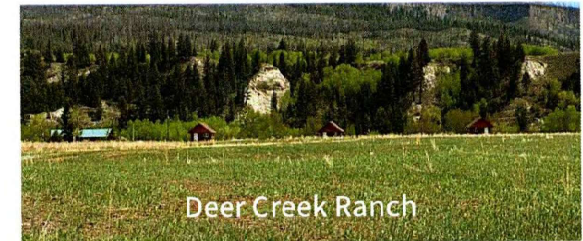
## ON THE LAND CULTURE DRIVEN RECOVERY



**Phase 1 - Detox**



**Phase 2 - Transitional Housing**



**Phase 3 - Residential Treatment**

## Red Road River T̂silhqox



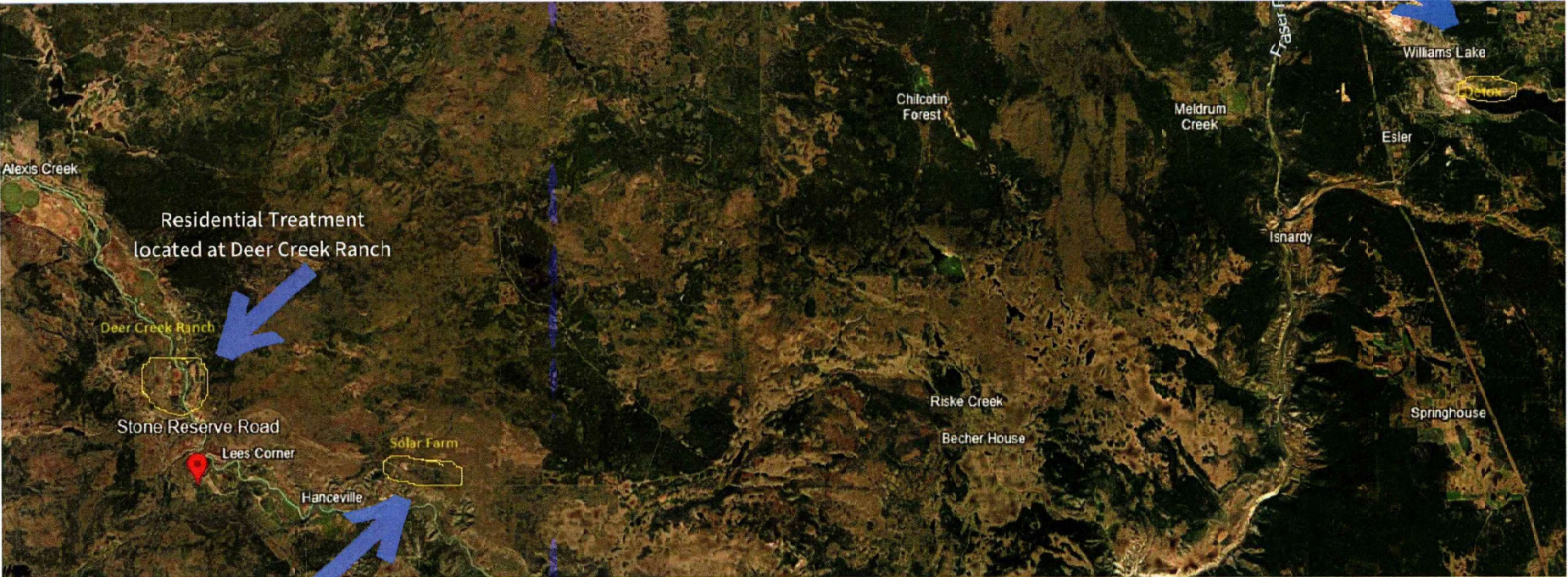
A model of healing and wellness where the cultural gaps in the current models are bridged so that our people do not get lost on their road to recovery from their addictions.



**Phase 4 - Post Treatment Recovery and Reintegration**

# The locations of treatment

Detox located in Williams Lake or Kamloops



Residential Treatment located at Deer Creek Ranch

Deer Creek Ranch

Stone Reserve Road

Lees Corner

Hanceville

Solar Farm

Chicotin Forest

Meldrum Creek

Isnardy

Riske Creek

Becher House

Springhouse

Williams Lake

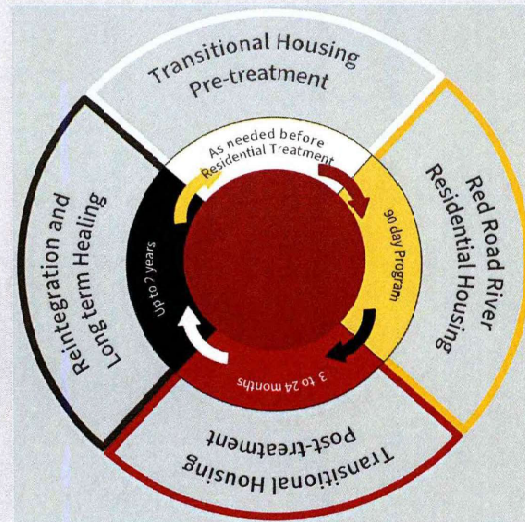
Detox

Pre and post-treatment located at the Solar farm

30 off-grid solar powered smart homes for pre-treatment, post-treatment and residential recovery.



## Re-integration & promote long-term recovery.



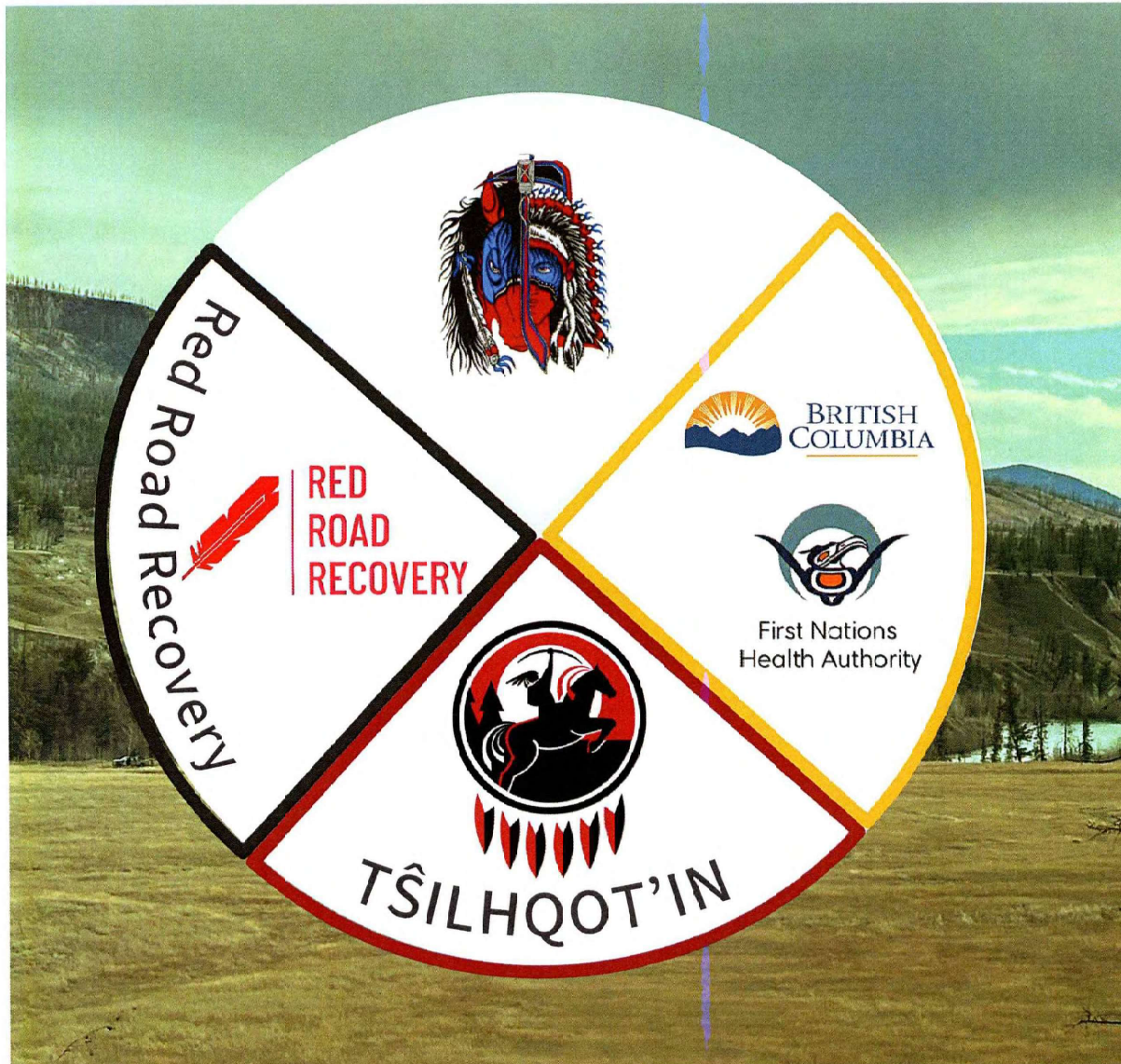
Peer support helps to join forces without judgement. Pre and Post-treatment recovery will implement this powerful resource by utilizing those graduating from the programs who want to continue to contribute to their own wellbriety, and support others in that process.



## LOOKING FORWARD PHASE 5

It can take up to two years for the brain to truly heal from addictions. The Red Road River T̓silhqox model will allow for true physical healing to take place and therefore the risk of relapse to significantly decrease.

The last phase of the model (phase 4) will be achieved with transitional housing (post-treatment) until we can implement safe housing back into community (phase 5).



## Walking the Red Road Together

*When First Nations people say they are walking the “Red Road” it means they are living life with purpose while on a path to positive change.*

# *T̂silhqot'in Healing and Wellness Centre:*

With a Strong **Vision**, Clear **Mission** and Guiding **Values** we will overcome

## **Vision**

" We intend for a holistic recovery model rooted in Indigenous knowledge, guiding individuals from first steps to full reintegration through culturally grounded care. Our path includes acceptance, and empowers healing through life skills, and reconnection - restoring spirits, uplifting families, and strengthening communities."

## **Mission**

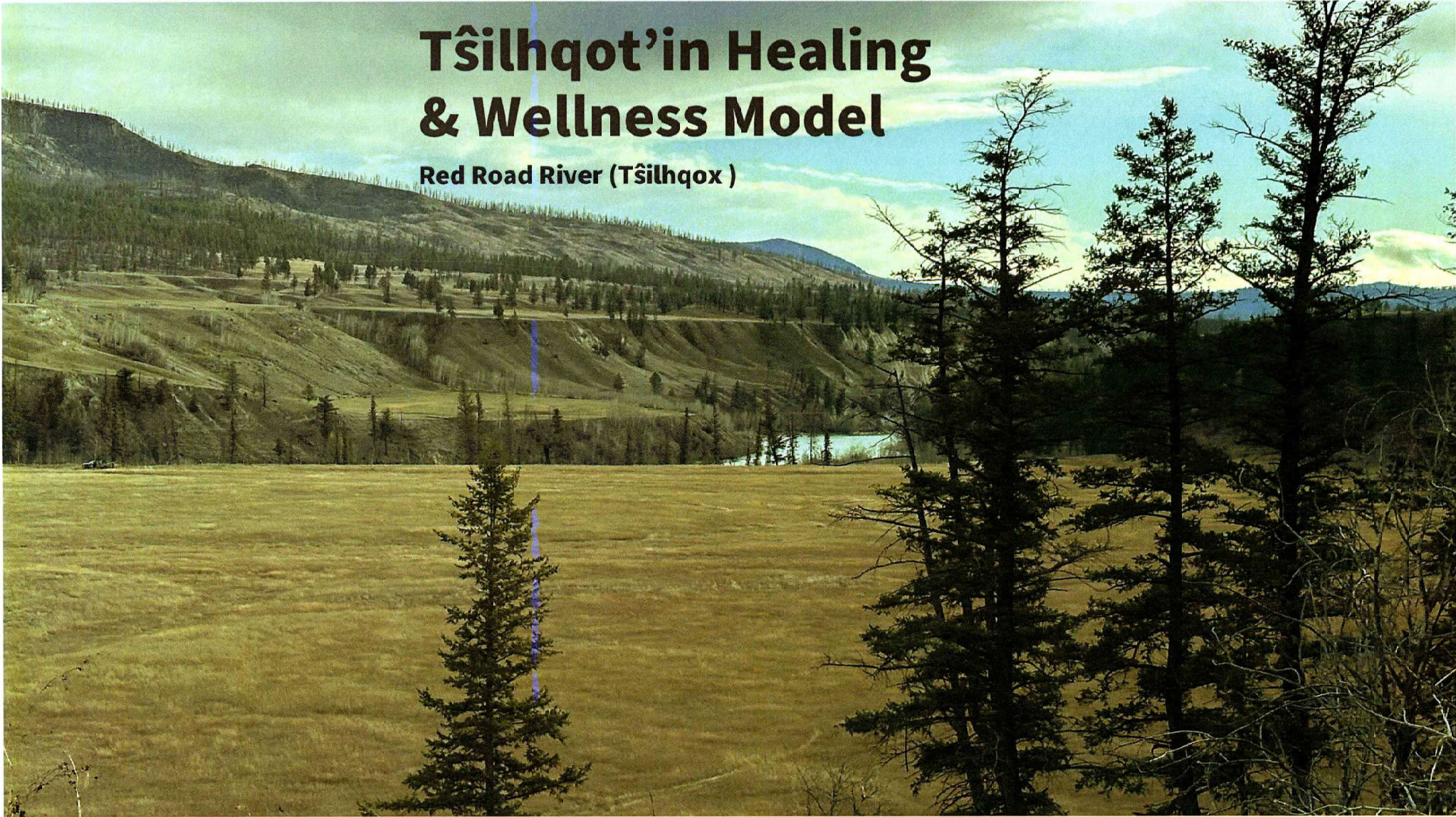
"Our mission is to walk alongside our relatives on their healing journey, recognizing addiction as an illness that clouds the spirit but does not define the person. We honour the sacredness of each soul, guiding them with respect, love and traditional wisdom to help them reclaim balance, purpose, and their rightful place in the circle of life."

## **Values**

" We are guided by the sacred principles of respect, love, and traditional wisdom. We believe healing is a journey rooted in culture, community, and connection. We honour the dignity of every person, walking beside them with compassion and understanding. Our work is grounded in the belief that recovery is possible for all, and that restoring balance to the individual helps heal families and strengthens the spirit of our communities."

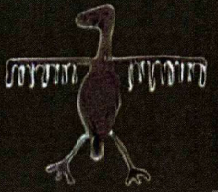
# T̂silhqot'in Healing & Wellness Model

Red Road River (T̂silhqox )



# T̂ilhqot'in Healing & Wellness Model

## HOLISTIC RECOVERY MODEL



### Detox:

- Partnership with Day One Society.
- Provide the first step towards recovery.

### Supportive Recovery/Transition Housing

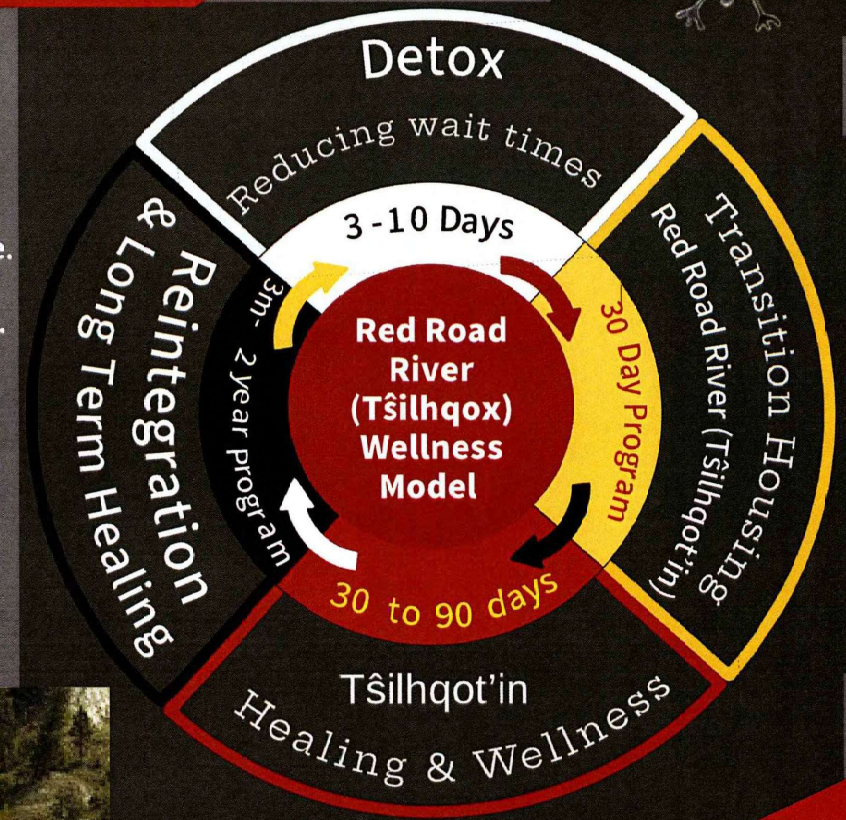
- Provide safe spaces for members.
- Provide cultural guidance and teachings- utilize equine therapy/ equine assisted learning to provide confidence and bonding

### Wellness & Recovery

- Red Road River (Tilhqox)- 15 beds.
- T̂ilhqot'in Healing & Wellness Centre.
- Deer creek property.
- Culturally crafted land based healing.

### Reintegration & Long Term Healing

- Job & life skill integration.
- Skills & training.
- Set up for success.



# Detox

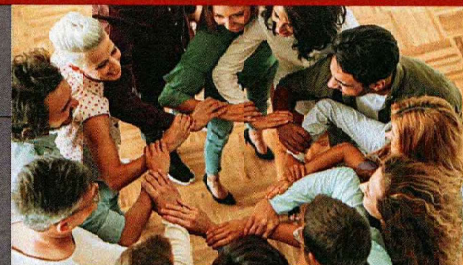
Provide medically supervised detox beds - 5  
Replace former Renner house.



- Doctor / Lab tech support.
- Elders / knowledge keepers engaged for program integration.



- On the land detox
- Day one society- proven system of success.



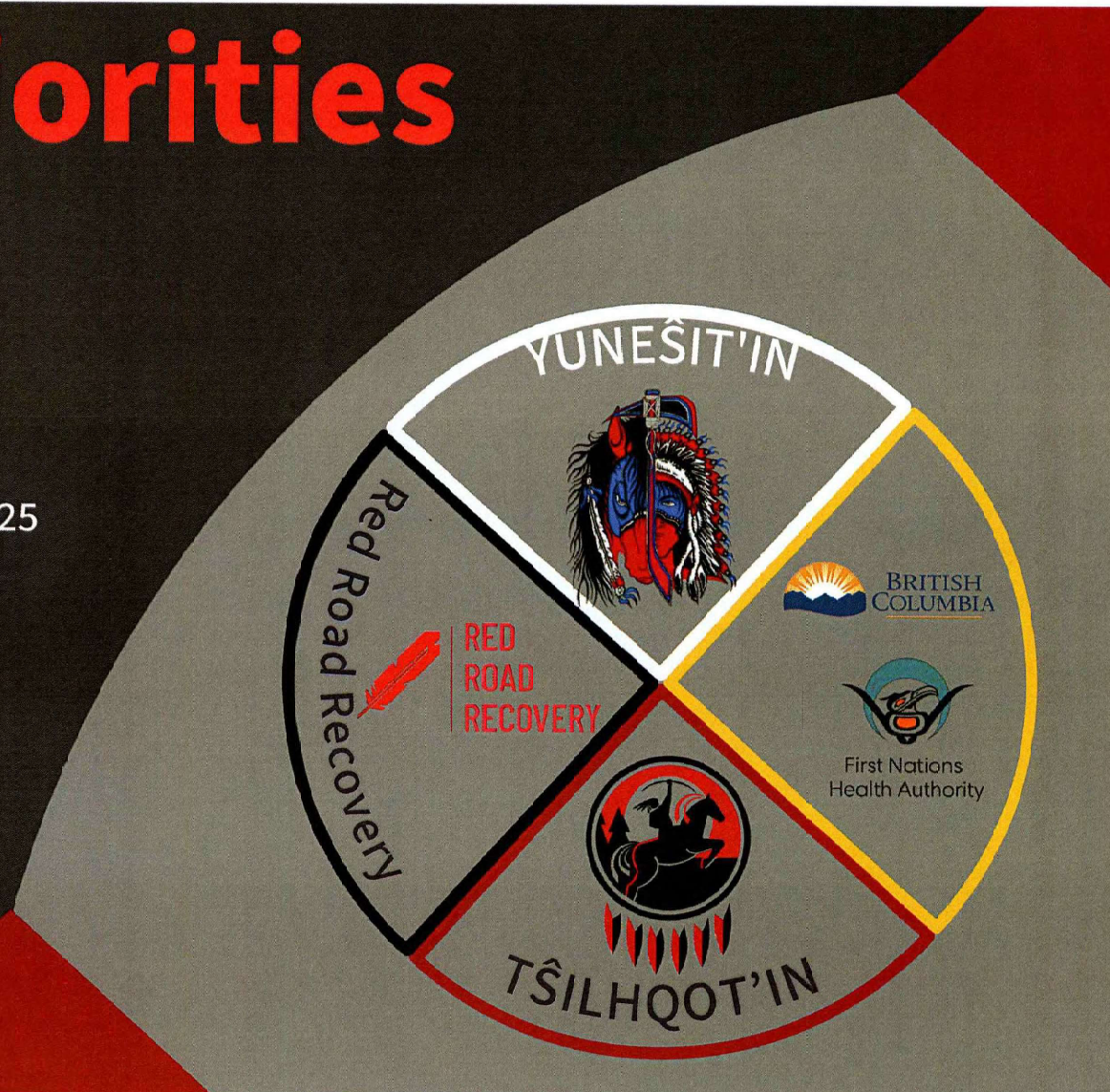
- Licensing team to fast track license approval.
- Staffing & Schedule creation.



- Build trust with First Nations Communities on new model to recovery.

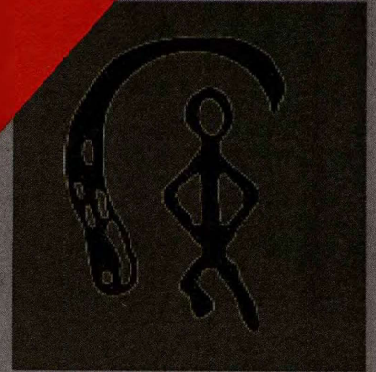
# Goals & Priorities

- Detox - Open 2025
  - Culturally appropriate space
  - located in Williams Lake.
  - Prepare for treatment.
  - Medically supervised detox.
  - Trauma informed care.
- Supportive Recovery Housing - Open 2025
  - Dedicated safe space at various stages of recovery.
  - Land based healing. Culturally sensitive teachings utilizing equine centre for equine therapy.
  - 10 off grid, self sustained, portable mini homes.
- T̂silhqot'in Health & Wellness Centre - Open 2025
  - 15 bed facility @Deer Creek.
  - Land based healing. Full
  - cultural immersion. 30-90
  - day in house program.

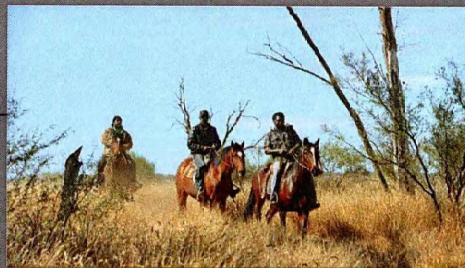


# Supportive Recovery Housing/Transition

10 bed Solar Powered Portable Housing



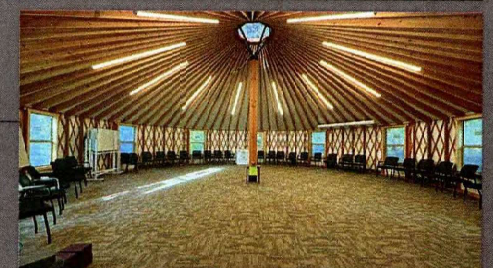
- 10 off grid, self sustained, portable mini homes.
- Large gathering bldg.



- Establish indigenous focused cultural program.
- Program to help members learn through EAL and other Equine therapy, with transition to other stages of recovery.



- Licensing team to fast track license approval.
- Equine centre to provide programs and build skills and create employment.



- Community engagement to build awareness of red road river model of recovery.

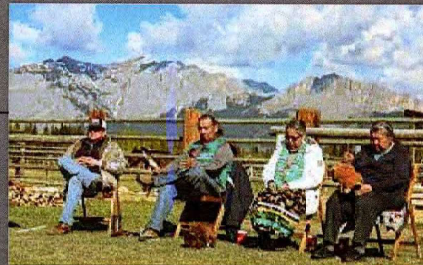


# T̂silhqot'in Healing & Wellness Centre

Red Road River (T̂silhqox)



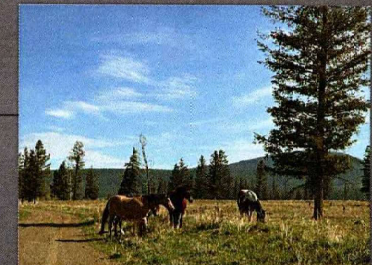
- Deer Creek Ranch.
- 15 Bed.
- Land based healing.



- Engage Elders to integrate cultural components into program. Implement.
- T̂silhqot'in talent and skills into programming.

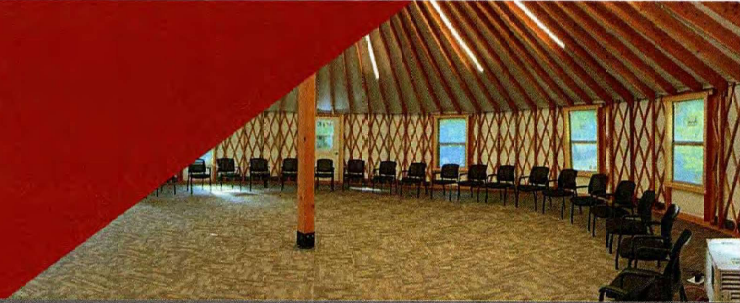


- On the land healing and wellness to include construction of sweat lodge and cultural refined menu.

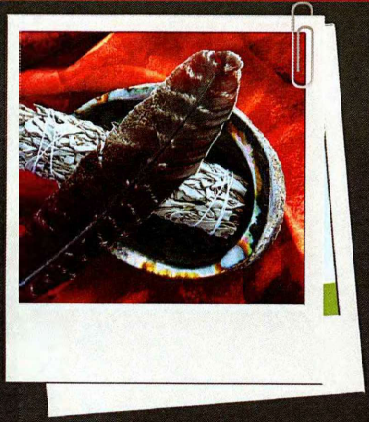


- Clients will bond with horses and learn equine skills that will support long term recovery.

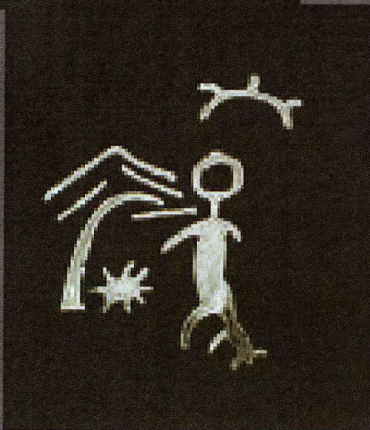
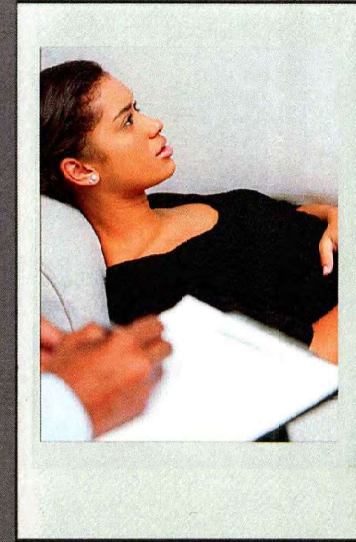
# Reintegration & Long Term Healing



## Creating continuous care through all phases of recovery



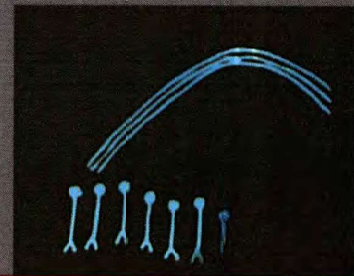
- **Community based services with continued post treatment care**
  - Provide job skills, parenting skills, cooking skills, nutrition education, training courses.
- **Set up members for success.**
  - Create care for next phase of healing and provide support and services to ensure the GAP in the healing circle is closed with a community Guided Aftercare Program.



# The VX INTELLIGENT Portable Building



- ▶ Solar powered off grid. Fully insulated.
- ▶ Wired & Plumbed VX MICRO POWER STATIONS.
- ▶ \$95,000.00 per unit + \$2000.00 delivery / home.
- ▶ Quick availability on confirmed delivery.
- ▶ Complete 90 days from order.



# Next Steps

## Immediate Bed Inventory



- Request to purchase 2 beds at Red Road Ranch or Rise for one year. Allow for
- immediate care for those in need. Resource
- while Healing Centre complete

## Partnership Contracts



- Establish working contract with Red Road. Secure support from 6 TNG communities
- Foundation for Equine Centre support
- Contribution agreement FNHA and MoH

## Cultural Oversight



- Integrate T̓îl̓h̓q̓ot'ín cultural teachings.
- Engage Elders & Healers for input.



## Purchase 10 VX INTELLIGENT portable building packages

- Confirm funding & purchase.
- Site prep and set up.
- Execute Equine therapy program.



## Purchase 10 VX INTELLIGENT portable building packages

- Purchase 9 units for T̓îl̓h̓q̓ot'ín Healing & Wellness Centre w one additional for onsite employee accommodations.



## FNHA

- Confirm commitment.
- Service delivery dollars.

# Equine Therapy

*Pre and post treatment recovery is an integral time for those working on their past traumas and character weaknesses. Supported by Equine Assisted Learning, and Equine Therapy will help members through the use of horses. Horses are sensitive to human non-verbal cues and emotions, providing a mirror for self-reflection and a unique opportunity for learning about oneself in a non-judgemental way. Horses provide immediate, honest feedback based on the participant's actions and emotional state, facilitating real-time learning and adjustment. Utilizing for 6 Tsilhqot'in communities recreational use will create work opportunities for those accessing the Red Road River model.*





Planning Application Advisory Planning Commission Comment Form

Date of Meeting: Jan 6/26  
Start Time: 1430  
Location of Meeting: Boardroom CRD  
File Number: 3360-20/20250066  
Application Type: Rezoning  
Electoral Area: K  
Legal Description: Block C, Section 13, Township 58, Lillooet District  
Property Location: 5531 Chilcotin Hwy 20

ATTENDANCE

Present:  
Chair: Darlene Brecknock  
Members: Noreen MacDonald  
Lynn Blatchford  
Gerry Gebert

Recording Secretary: Gerry Gebert  
Owners/Agent: Trevor Doyle  
 Contacted but declined to attend

Absent: Trena Plummer.

Also Present:  
Electoral Area Director: Betty Anderson  
Staff Support: Nigel Whitehead - Planning mgr (CRD)  
Connor Ikoma - Planning Officer II (CRD)  
Also Trevor Doyle - Applicant Agent  
Corry Williams - Applicant Planner  
Judy Richbeck Ventry - Applicant Proj <sup>manager</sup> Planner

---

**RESOLUTION**

---

THAT application with File Number 3360-20/20250066 be SUPPORTED / REJECTED for the following reasons:

1) We recognize & appreciate that it is deann zoning

2) We recognize that it is a necessary project and appears well planned.

For: 4      Against: 0

CARRIED / DEFEATED

Termination: 1455


That the meeting terminate.

Moved: Doreyne Brecknock

Seconded: Lynn Blatford

Time: 1215

CARRIED

  
Recording Secretary

  
Chair

## RESULTS OF PUBLIC HEARING

File No: 3360-20/20250066

Date: March 25, 2026

Location: Alexis Creek Community Hall

Re: **CHILCOTIN AREA RURAL LAND USE AMENDMENT BYLAW NO. 5543, 2025**

### Persons Present:

- Director: Betty Anderson
  - Owner(s): Tsilhqot'in Power Corporation
  - Agent: Judy Ventry, Connie Jasper, Corry Williams
  - Public: See attached list
  - Staff: Nigel Whitehead, Connor Ikoma, Leasa Williamson
- 

Meeting called to order at 7:00 pm.

Welcome, introduction and the "Purpose of a Public Hearing", including the rules for the meeting and the specifics of the application were read out.

Director Anderson, Chair acknowledged the meeting is being held on the traditional lands of the Tsilhqot'in people and introduced the staff.

The following verbal comments and questions were received:

**Judy Ventry:** Project Manager provided a summary of the proposed development.

**Corry Williams:** provided hand-outs to the attendees and to the Chair (attached). Red Road River (Tsilhqox) On the Land Culturally Focused Recovery which provided detail of the program and Phases of the recovery program.

**Judy Ventry:** continued to provide a summary of the recovery phases and advised there are proposed 10 Houses available for pre-treatment and 10 Houses for post treatment. Advised this is the first of its kind of treatment centre with reintegrating skills and building capacity to become active members of the community. Director Anderson thanked Judy for the summary.

**Connie Haley:** president of the community club is excited to see this form of treatment centre for these issues and asked how long will the process will take?

**Judy Ventry:** advised the houses, which are pre-fabricated and furnished are being built in Eastern Canada and will be shipped in May. May 27, 2026 is their ribbon cutting ceremony. There currently is a soft program already running in Williams Lake, the program is First Nation culturally driven. The riding arena was built first as they received private funding for that part of the project. The treatment centre is government funded. It was announced in July 2025 but they did not receive the provincial funding until December 2025 so that is why it has been taking so long.

**Deb Illnicki:** asked are the homes are for singles or families?

**Judy Ventry:** advised they were originally single dwellings but a 2<sup>nd</sup> bedroom has been added and they can now become 2 person units. She also advised that 10 of the houses were government funded and 10 were privately funded. Some of the treatment funding comes from the government, some residents will cover their own treatment costs and some will be covered by private insurance. Buildings will include 20 homes, staff house and mess hall. This is a voluntary program and can be anyone in need of treatment not just community members. Tsilhqot'in National Government (TNG) members will be given first priority but treatment will be offered to all First Nations in the region and secondly to non-first nations.

**Ken Illnicki:** Who are the owners of Red Road Recovery?

**Judy Ventry:** advised the recovery centre is owned by Scott Tremblett, Kris Cudmore and Wes Francois and advised they have a huge passion for this project and helping people to recover.

**Ketti Youdey:** asked how the cabins will be set up?

**Judy Ventry:** advised there will be no cooking facilities in the cabins and want the residents to move forward with next steps, build life skills and they don't want them self-isolating and will be encouraged into the mess hall, visiting with others and counselling sessions.

**Danny Castiglia:** asked as the property is currently zoned for Heavy Industries to what is it being rezoned to?

**Nigel Whitehead:** explained the proposed Special Exception RS 1-3 zone, including the general location on a portion of the property. Currently permitted uses were summarized, and specific uses permitted in the proposed zone, including Settlement Area 1 (RS 1) zone were read out.

**Danny Castiglia:** they are starting small with 20 homes but could it eventually grown into a city?

**Nigel Whitehead:** explained the RS 1 zone is the standard community zone, but full development of the property would be limited by water and sewage capacity.

**Danny Castiglia:** also asked why are we talking about this now when it is already being built?

**Nigel Whitehead:** advised there were timing challenges working with the TNG.

**Judy Ventry:** also advised they are currently in a toxic drug emergency and did reach out the Cariboo Regional District and did not receive immediate response due to a staffing shortage. Eventually Nigel Whitehead did reach out to TNG and the project was already moving forward. TNG made a choice of saving lives vs red tape and she takes responsibility for that as project manager and only if we were in a perfect world would timing have better aligned.

**Danny Castiglia:** asked what type of security will be in place? He advised he was a fire fighter in the lower mainland for 25 years and has had first hand dealings with administering naloxone and was also personally attacked as a fire fighter. The centre is 7-8 KM from his house and is concerned about security for him and other ranchers in the area.

**Judy Ventry:** thanked Danny for his service. She advised this is intense work and these residents want to recover, they don't have access to drugs at the facility. She provided a further handout (attached) regarding the Good Neighbour Policy to be implemented by the facility operator. She also advised the residents are not allowed to do anything outside the scope of the facility, again these folks want treatment, will be kept busy and taught to work, all of the facilities and landscaping will be worked on and maintained by the residents and she does not believe they will cause any trouble.

**Danny Castiglia:** asked if they have access to vehicles?

**Judy Ventry:** advised no, but the facility does have a mini-van but will not be accessible to the residents

**Danny Castiglia:** asked how long are residents at the facility?

**Judy Ventry:** advised up to two years and she also advised the houses are on the back side of the property.

**Chair Anderson:** called a FIRST TIME for further comments.

**Robert Haley:** stated he thinks this is a great idea and was curious about the rumours of the construction of the water wells and why this location and what about people hitchhiking if they want to leave the program and is the property owned by TNG?

**Connie Jasper:** advised the property is owned by a TNG entity Tsilhqot'in Power Corporation Inc. They cannot stop residents from leaving the program and also cannot stop them from hitchhiking but if they do want to leave the program the facility will do their due diligence to help transport people to where they want to be and there will also be 24-hour security. This is a voluntary program and cannot stop people from leaving and will guarantee them a ride.

**Deb Inicki:** was this site chosen particularly for staffing?

**Connie Jasper:** advised there will be one staff house and likely a bus service for staff. Staffing was a consideration, as a more remote location would not have been feasible to staff.

**Deb Inicki:** advised she has seen addicts hitchhiking and has turned around and giving them rides; they are good people too.

**Connie Haley:** asked about the Heavy Industrial use as there were trucks and equipment previously stored. She explained the need for previous development in Alexis Creek to have to remove contaminated soil first. Is there a plan for the dangerous soil on this site?

**Nigel Whitehead:** briefly outlined the Contaminated Site Regulation requirements. The portion of the property proposed for rezoning was previously undeveloped and does not trigger contaminated sites requirements. The previous mill area will remain under Heavy Industrial zone, which does not require remediation at this time. It is a provincial regulation and at the property's end of Industrial life, it would be cleaned up at that time.

**Heather Castiglia:** asked if they had found any water?

**Judy Ventry:** advised they are having trouble with the well and have drilled three and provided detail on the specific methods of the drilling and results. They are now very confident the 3<sup>rd</sup> will be successful based on the results so far.

**Chair Anderson:** Called a SECOND TIME for any further comments or questions.

**Chair Anderson:** Called a THIRD TIME for any further comments or questions.

**Chair Anderson:** thanked everyone for their interest.

**Judy Ventry:** addressed the attendees and advised them if they have any further questions to please contact them.

**Nigel Whitehead:** advised that under provincial legislation after a Public Hearing the Cariboo Regional District Board will consider the application at a future meeting, including a summary of the public hearing.

The Chair called the meeting adjourned at 7:43 pm.

I certify this is a fair and accurate report on the results of the public hearing.

A black rectangular redaction box covering the signature of the chair.

Signature of Chair

Public Hearing Attendance

"Chilcotin Area Rural Land Use Amendment Bylaw No. 5543, 2025"

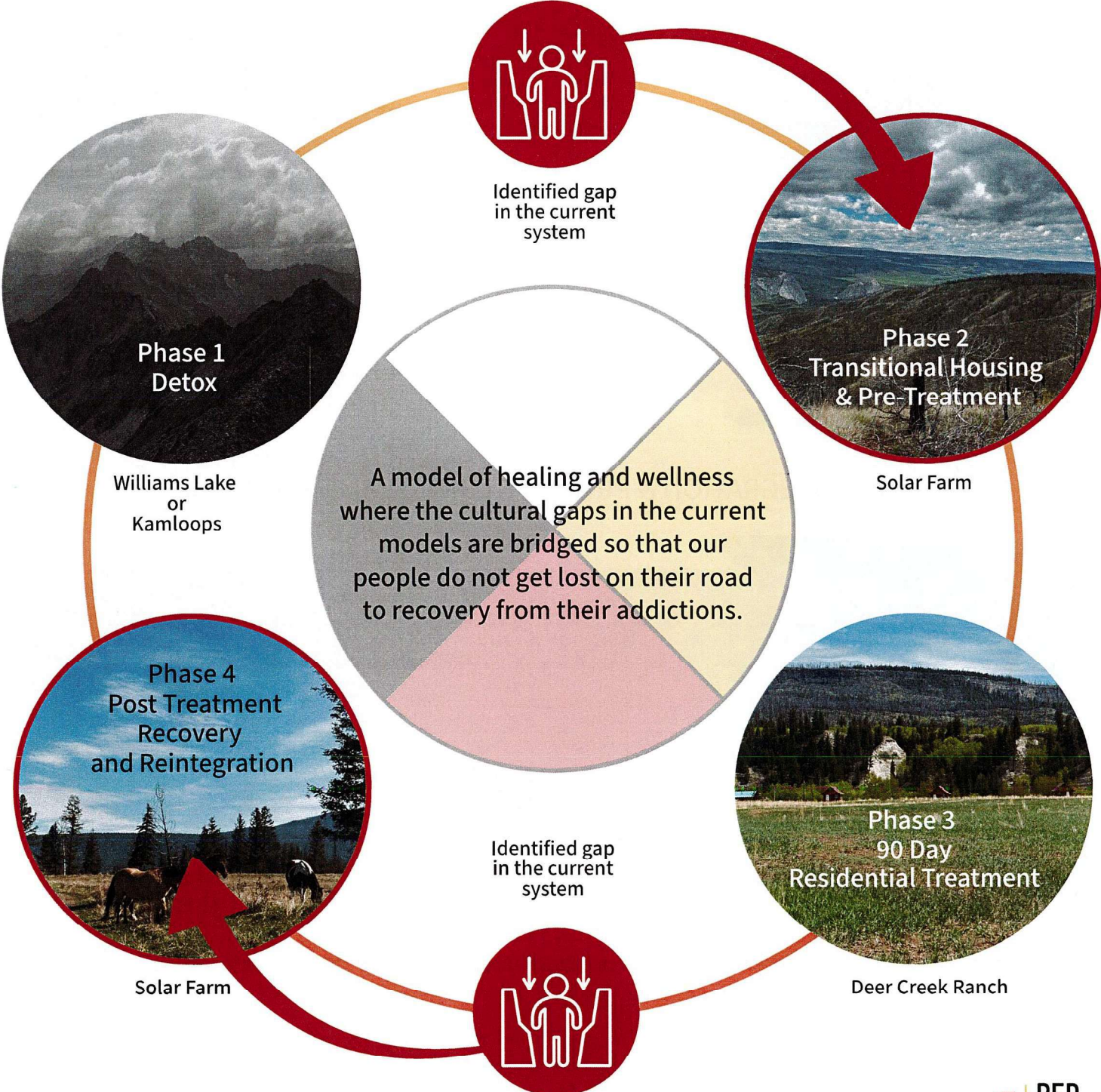
Date of Public Hearing: March 25, 2026

Application: 5531 Chilcotin Hwy 20 (3360-20/20250066)

Name	Address
Connie Jasper	Riske Creek BC -1150 <sup>Strou</sup> <sub>ck</sub>
Judy Ventny	118 County Club Blvd. Wmsk.
Corry Williams	5382 Lynes Creek Rd. WL.
Deb Thricki	Riske Creek BC
Ken Thricki	Riske Creek BC
Danny Castiglia	5638 Hanceville cut-off Rd
Ketti Youdey & Heather Castiglia	" " & Vanessa Castiglia
Ray and Sarah	7852 Hwy 20 Alexis Creek
Dusty Phillips	7569 McAuley Rd Alexis Creek
Bonnie & Rob Hayes	10051 Bayliff Rd Alexis Creek

# Red Road River (T̂silhqox)

## ON THE LAND CULTURALLY FOCUSED RECOVERY



Transitional housing at the solar farm will consist of 20 off-grid solar powered tiny homes. (picture on the right) 10 of which will be utilized for pre-treatment and 10 for post -treatment.

10 more of these tiny homes will also be used at Deer Creek Ranch for the 90 day residential treatment.

Each location will have 30 foot yurts for group activities and programming. (pictured below)



Both sites are projected to open in the spring of 2026, and open to all who are seeking healing and recovery.

Soft programming began in December 2025, with weekly White Bison Wellbriety meetings Tuesday evenings 7:00 PM at the Central Cariboo Arts Centre in Williams Lake.

## RE-INTEGRATION & PROMOTE LONG-TERM RECOVERY.



Peer support helps to join forces without judgement. Pre and Post-treatment recovery will implement this powerful resource by utilizing those graduating from the programs who want to continue to contribute to their own wellbriety, and support others in that process.

It can take up to two years for the brain to truly heal from addictions. The Red Road River (T̓ilhqox) model will allow for true physical healing to take place and therefore the risk of relapse to significantly decrease.

If you are looking for more information about the White Bison meetings or Red Road River (T̓ilhqox) contact Corry Williams at [corrinwilliams@tsilhqotin.ca](mailto:corrinwilliams@tsilhqotin.ca) or call 250-302-3782



**T̓ilhqot'in**  
NATIONAL GOVERNMENT



**RED  
ROAD  
RIVER**



# GOOD NEIGHBOUR POLICY

## 1. Purpose

This policy outlines Red Road River's commitment to being a respectful and responsible member of the Hanceville community. We aim to minimize disruption, maintain safety, and foster positive relationships with neighbours.

## 2. Scope

This policy applies to all residents, staff, visitors, and contractors associated with the Red Road River "Deer Creek Ranch" site located at 5201 Chilko Ranch Road, Hanceville, BC and the "Solar Farm" at 5531 Chilcotin Hwy. 20 Hanceville, BC.

## 3. Our Commitment

Red Road River is committed to maintaining a safe, respectful, and community-oriented environment. We will proactively address concerns, uphold community standards, and ensure accountability in all operations.

## 4. Resident Expectations

Residents are expected to respect program rules found in our resident guidelines including but not limited to: not leaving the property without staff supervision, follow designated smoking areas, maintain appropriate noise levels, avoid loitering in surrounding areas, properly dispose of garbage, and comply with all program rules and staff direction. Residents are expected to participate in all programming and headcounts will be conducted regularly. Residents are screened before entering the program: They must be at least 19 year of age, with no history of sexual assault and have no significant medical issues requiring complex care. Residents are not permitted to have a vehicle on site and have no access to operate Red Road vehicles.

## 5. Staff Responsibilities

Staff will actively monitor behaviour, address concerns promptly, support residents in meeting expectations, document incidents, and maintain a visible and supportive presence at all times. Staff will also be trained in First Aid Level 2 and Naloxone training for opioid overdose. Staff are also trained in conflict resolution and interventions for those who may show signs of aggressive behaviour.

## 6. Safety & Security

The site maintains 24/7 staffing, video camera monitoring, controlled visitor access, and immediate response protocols for safety concerns. Residents are supported within a structured and supervised environment.



# GOOD NEIGHBOUR POLICY

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## 7. Property Maintenance

The property will be kept clean, safe, and well-maintained. Garbage will be managed appropriately, snow removal will be conducted as needed, and outdoor areas will be monitored regularly.

## 8. Community Communication

We welcome communication from neighbours. Our Executive Director will be available to receive and respond to concerns within 24–48 hours.

## 9. Complaint Resolution

All concerns will be documented, reviewed, and addressed promptly. Feedback will be used to improve operations and strengthen community relationships.

## 10. Continuous Improvement

Red Road River will regularly review feedback, incident trends, and operational practices to ensure we remain a positive presence in the community.