



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

SECTION 1: Property Summary

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.)

PLANNING COMMENTS

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, T̓silhqot̓'in 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, T̓silhqot̓'in 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
Total		57	99	158

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.

REFERRAL COMMENTS

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

BOARD ACTION

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.

ATTACHMENTS

- 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



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 _____ DAY OF _____, 2026.

READ A THIRD TIME THIS _____ DAY OF _____, 2026.

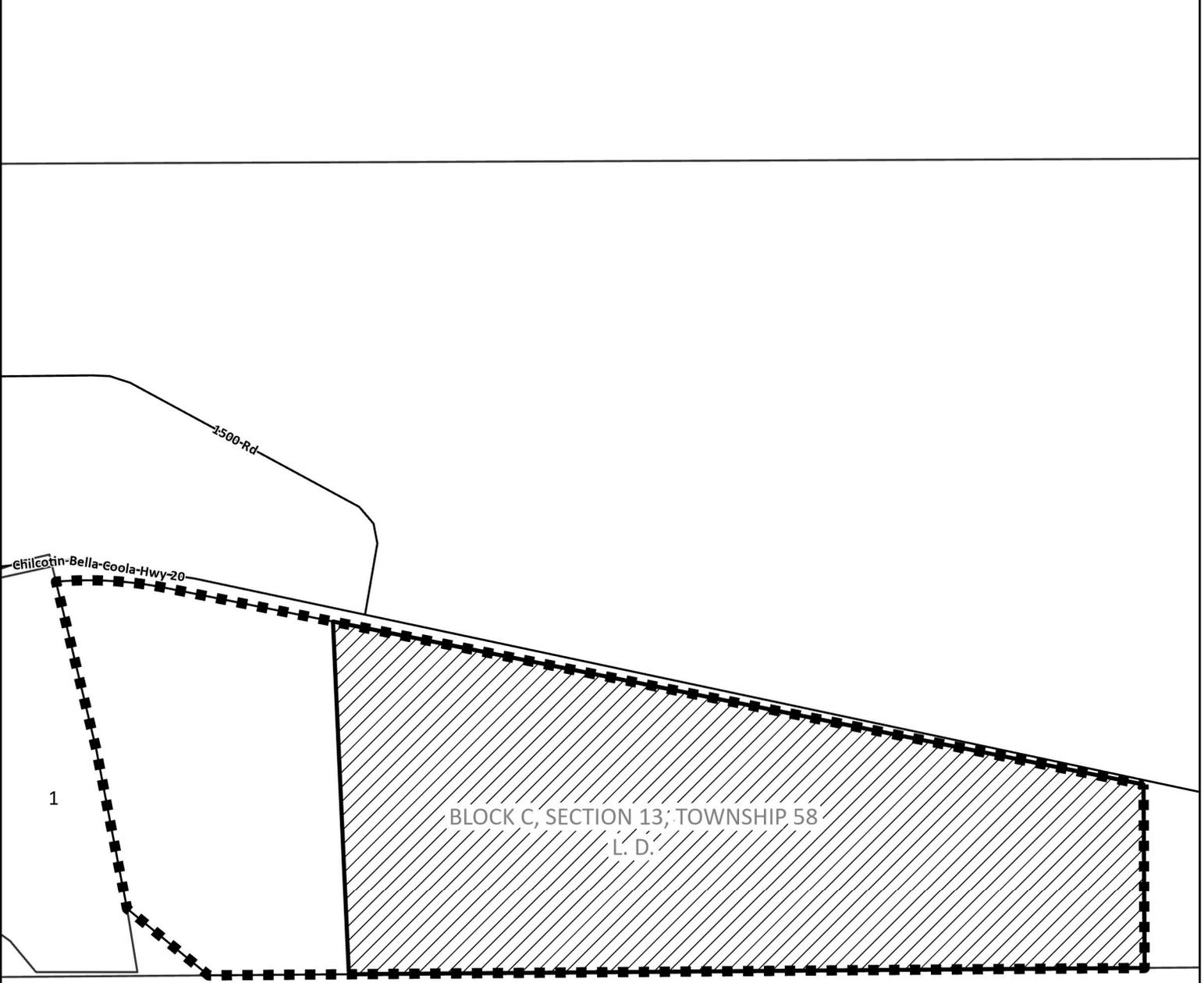
ADOPTED THIS _____ DAY OF _____, 2026.

Chair

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.

Corporate Officer



SCHEDULE A

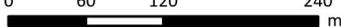
LEGEND

 Subject Property

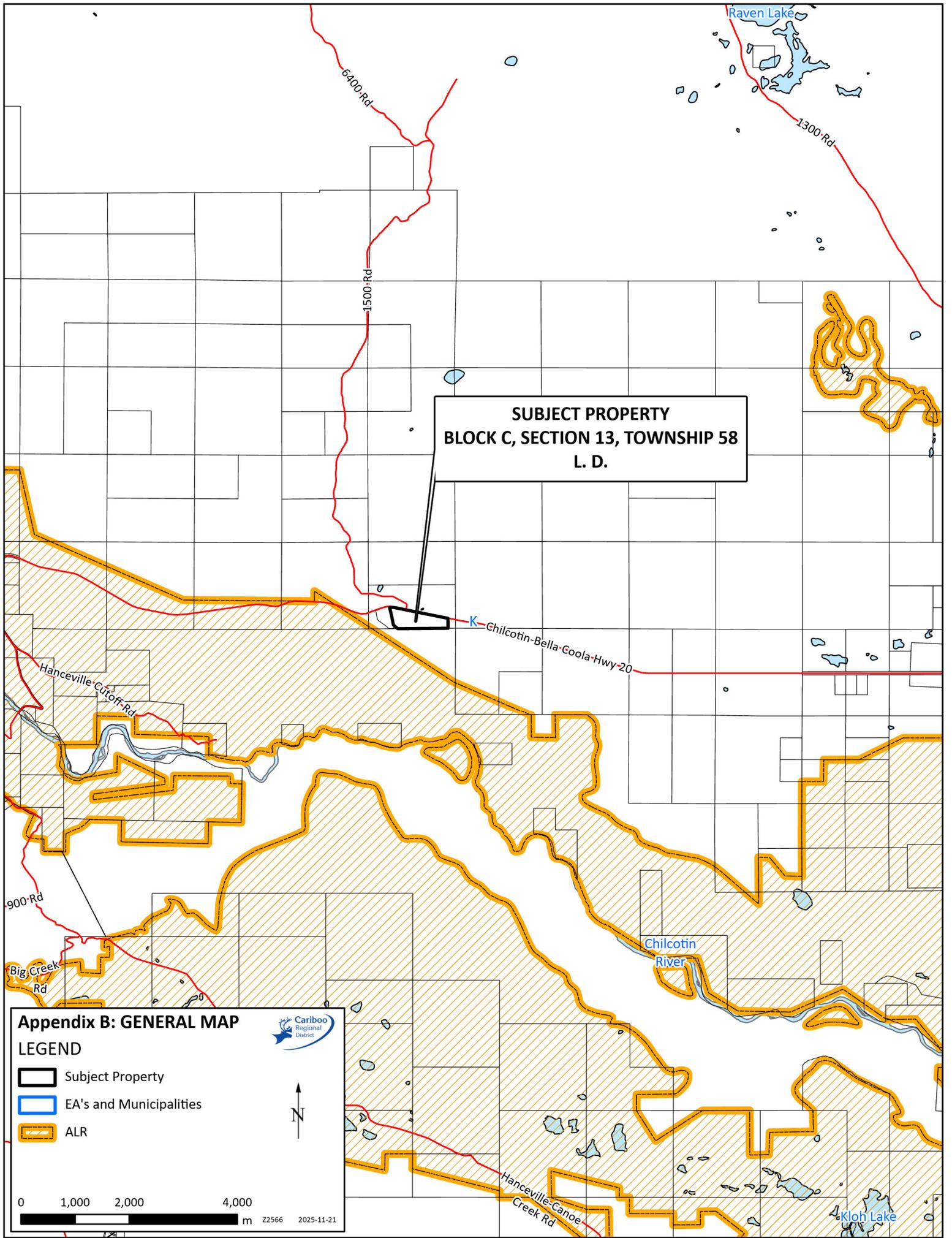
 Special Exception RS 1-3 Zone



22566

0 60 120 240
 m

2025-11-21



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

Appendix B: GENERAL MAP

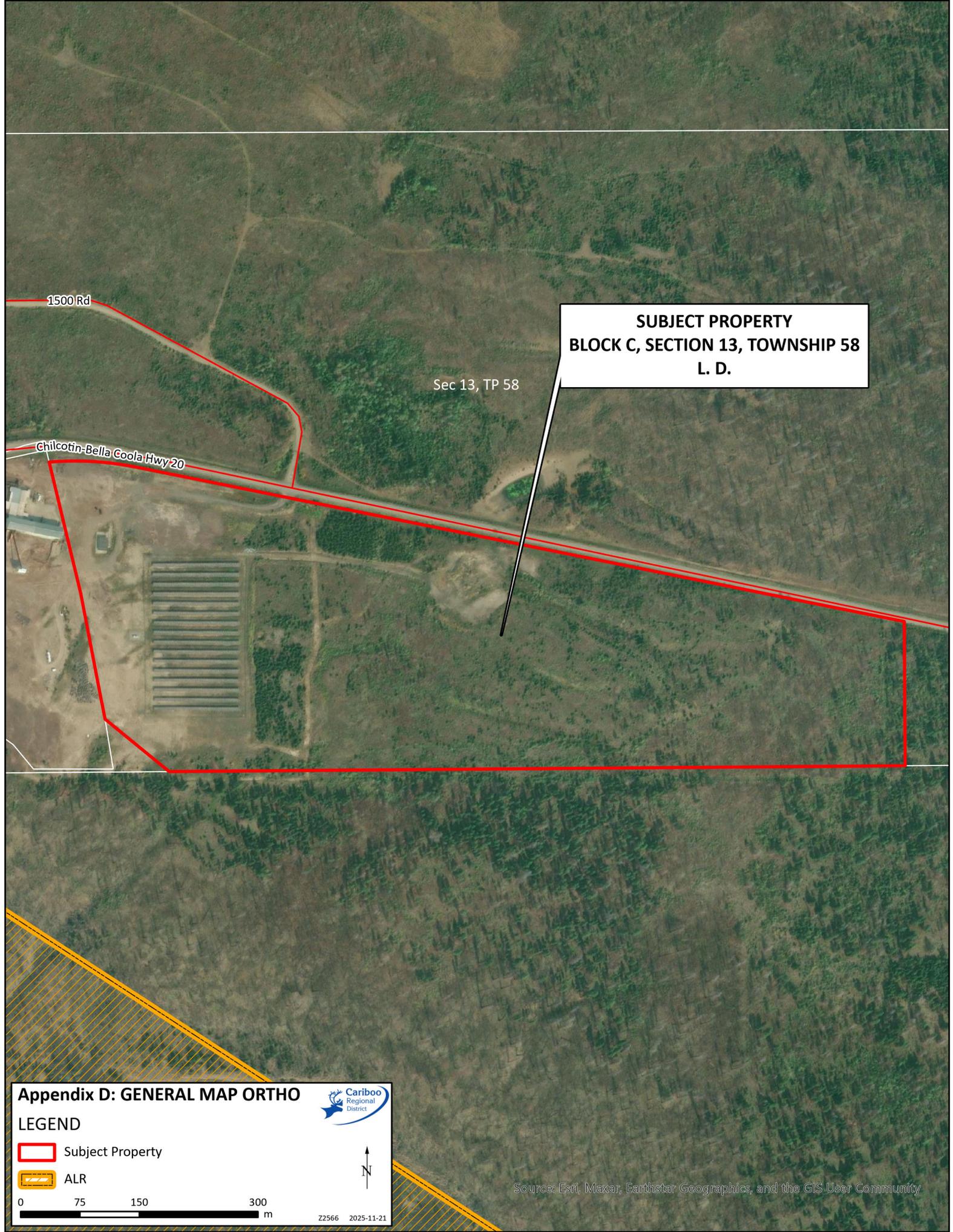
LEGEND

-  Subject Property
-  EA's and Municipalities
-  ALR

0 1,000 2,000 4,000

 m Z2566 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

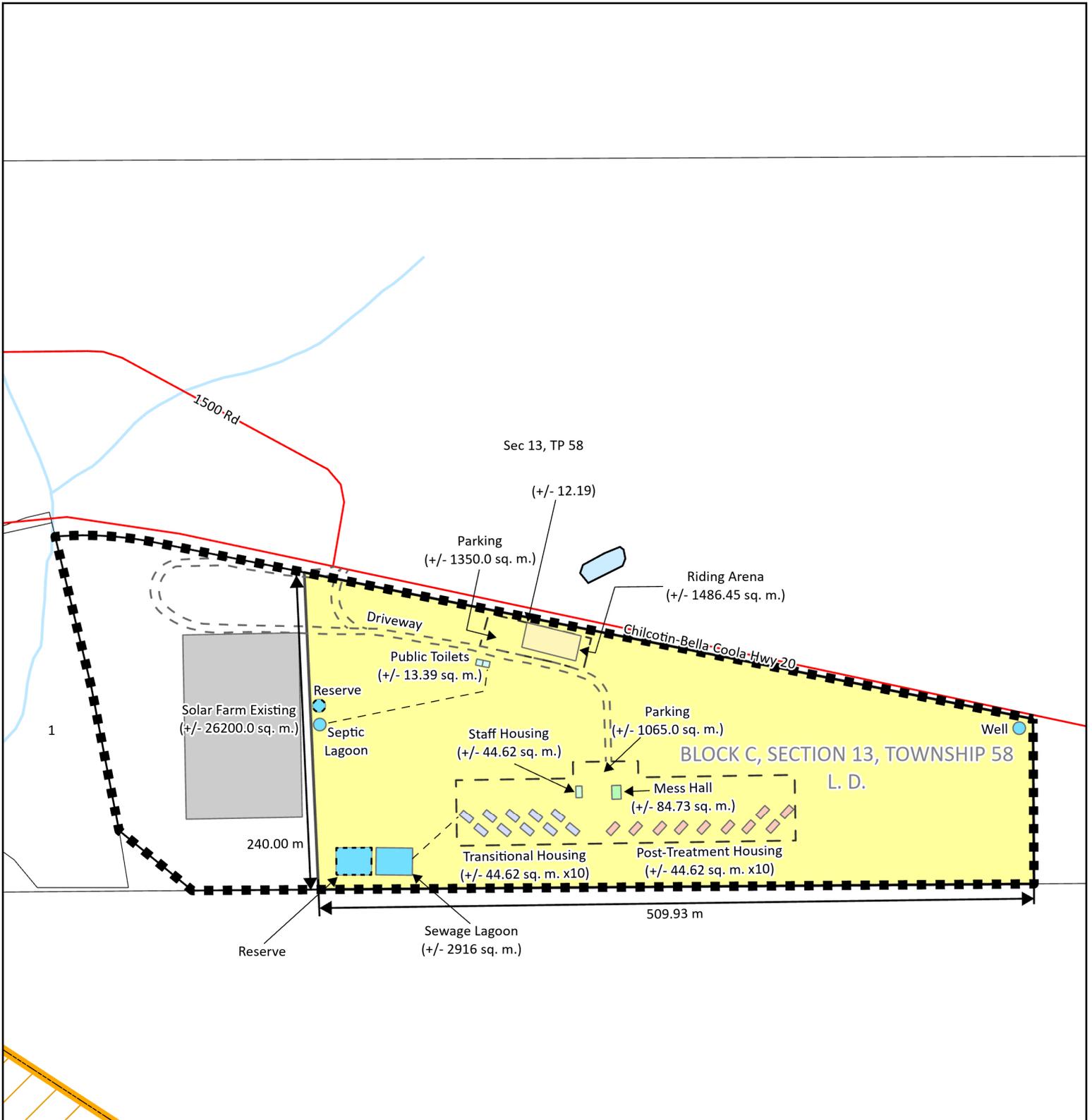
 ALR



0 75 150 300
m

Z2566 2025-11-21

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



Appendix C: SPECIFIC MAP

LEGEND

Subject Property

ALR

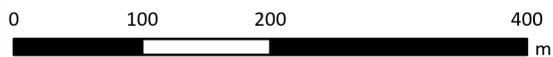
Proposed Special Exception RS 1-3 Zone



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

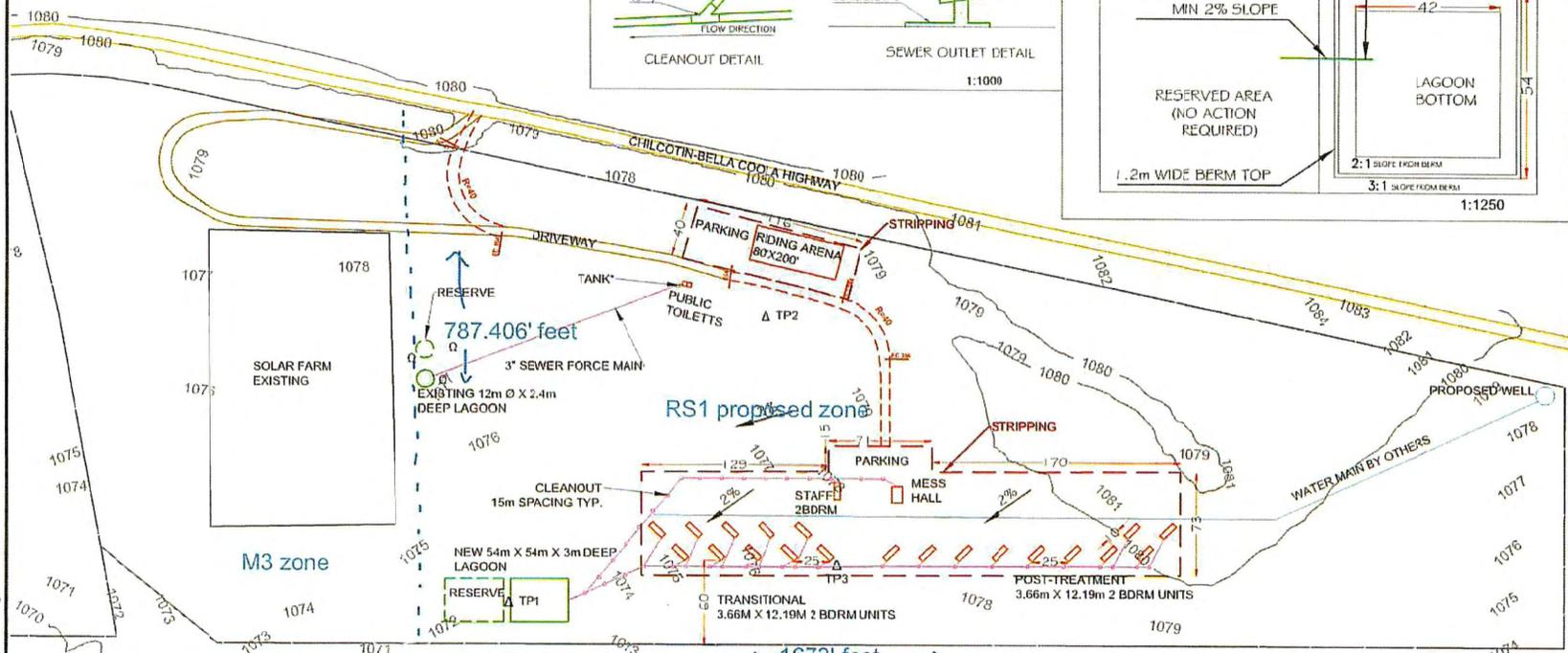
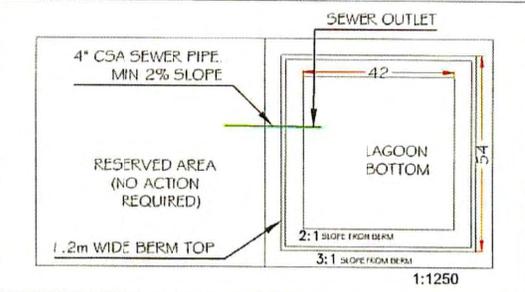
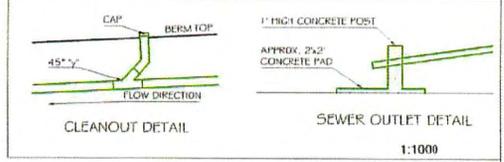
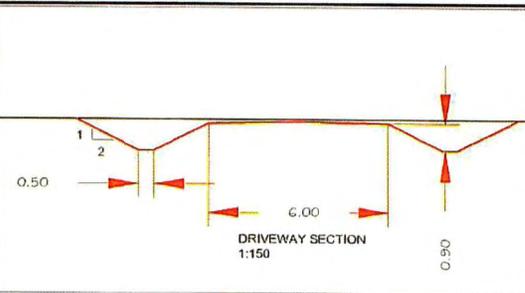
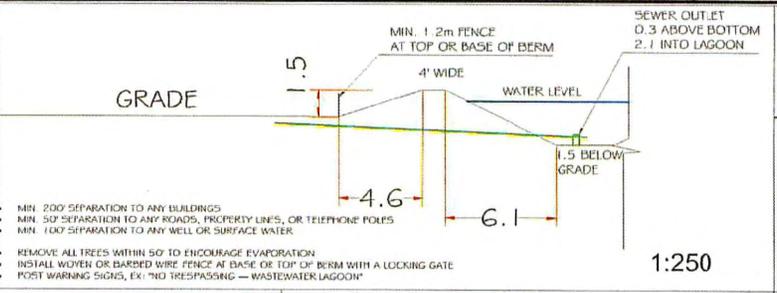
Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Low lying shrubs, deadfall, sparcely populated by small trees.

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"/>



SEPTIC SYSTEMS:
 SYSTEM 1: LARGE LAGOON, RESIDENTIAL CAMP ADF = 225L/DAY/RM X 2RMS = 450L/DAY/RESIDENCE
 DDF=900L/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 m².
 *1000 IGAL 2-CHAMBER TANK. SECOND CHAMBER TO BE USED FOR A) HP PUMP.

SEWER MAINS TO BE 6" DIAMETER.
 BUILDING DRAINS TO BE 4" DIAM

Legend:

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

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.
4. ANY ERRORS OR MISSING INFORMATION TO BE REPORTED TO THE ENGINEER.
5. SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK TO BE IN ACCORDANCE WITH CURRENT WORKSAFEBC REQUIREMENTS.
6. SOIL IS LOAMY SAND EXTREMELY FIRM TILL, NOT SUITABLE FOR SEEPAGE BEDS. NO PERC WAS ACHIEVED AT THE FERM-AMETER SITES.

Stamp:

2025-09-16			
1	SEP 16 2025	ISSUED FOR CONSTRUCTION	SWP
2	SEP 16 2025	ISSUED FOR CONSTRUCTION	AW
3	SEP 16 2025	ISSUED FOR REVIEW	SWP
4	SEP 20 2025	ISSUED FOR REVIEW	SWP
5	SEP 20 2025	ISSUED FOR REVIEW	SWP
6	SEP 20 2025	ISSUED FOR REVIEW	SWP

OCTO ENGINEERING INC.
 574 HICKBURN RD. | 453 H. FRASER DRIVE
 WILKINSON LAKE, B.C. | QUEENSLAND, B.C.
 V0G 2L3 | V0L 1T1
 888 974 6286
 reception@octoengineering.ca

Client: Tiliqo'n National Government

Project Address: HIGHWAY 20, HAYCROFT

Project No: A25C-030

Project Title: PLAN

Drawing Title: Lot Grading

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

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

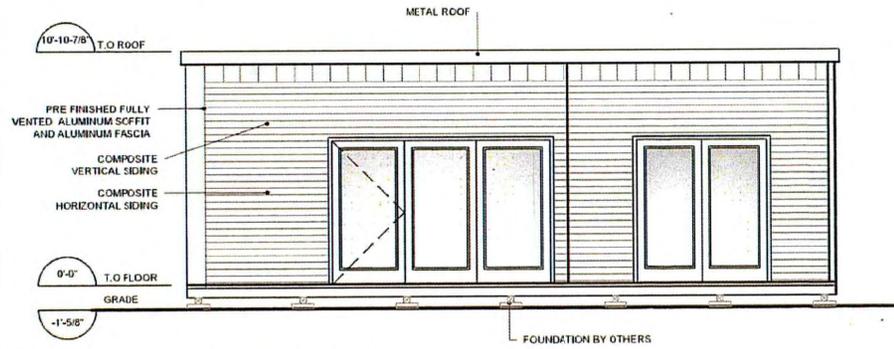
The split zoning approach makes practical and efficient use of the landbase, existing access and service infrastructure. It supports multiple compatible uses on one site,

Appendix B

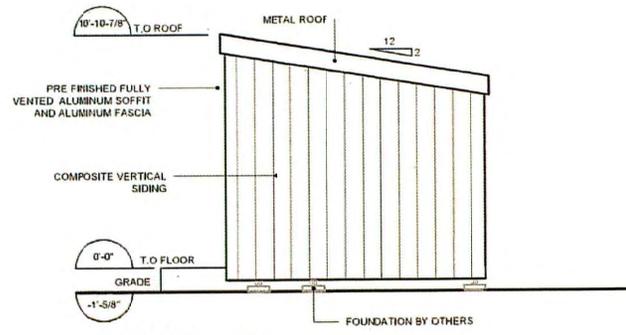
encouraging long-term sustainability, local employment, and social benefit without major new servicing demands.

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.

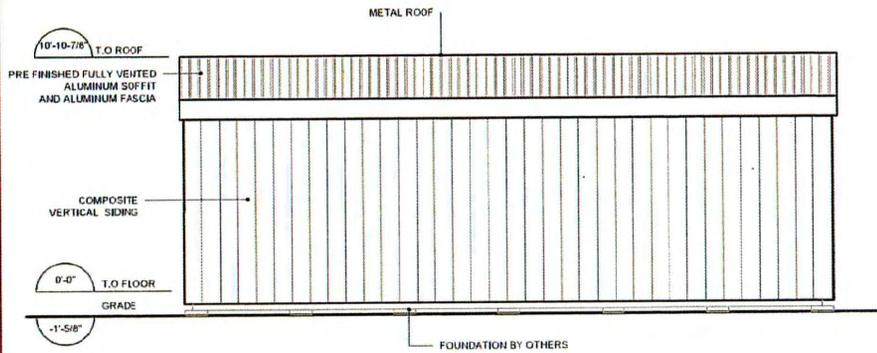
This application supports regional and provincial objectives for diverse housing, rural economic resilience, environmental sustainability, and culturally informed recovery services. It offers a model of how rural lands can be used in a responsible, inclusive community focused manner. For these reasons,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



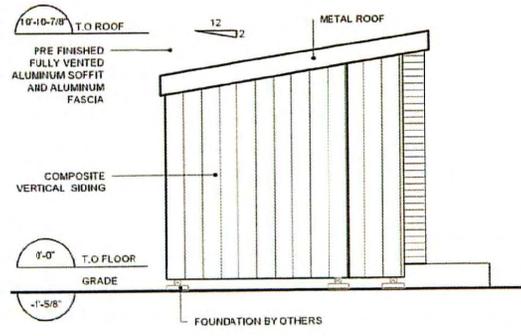
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



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



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



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

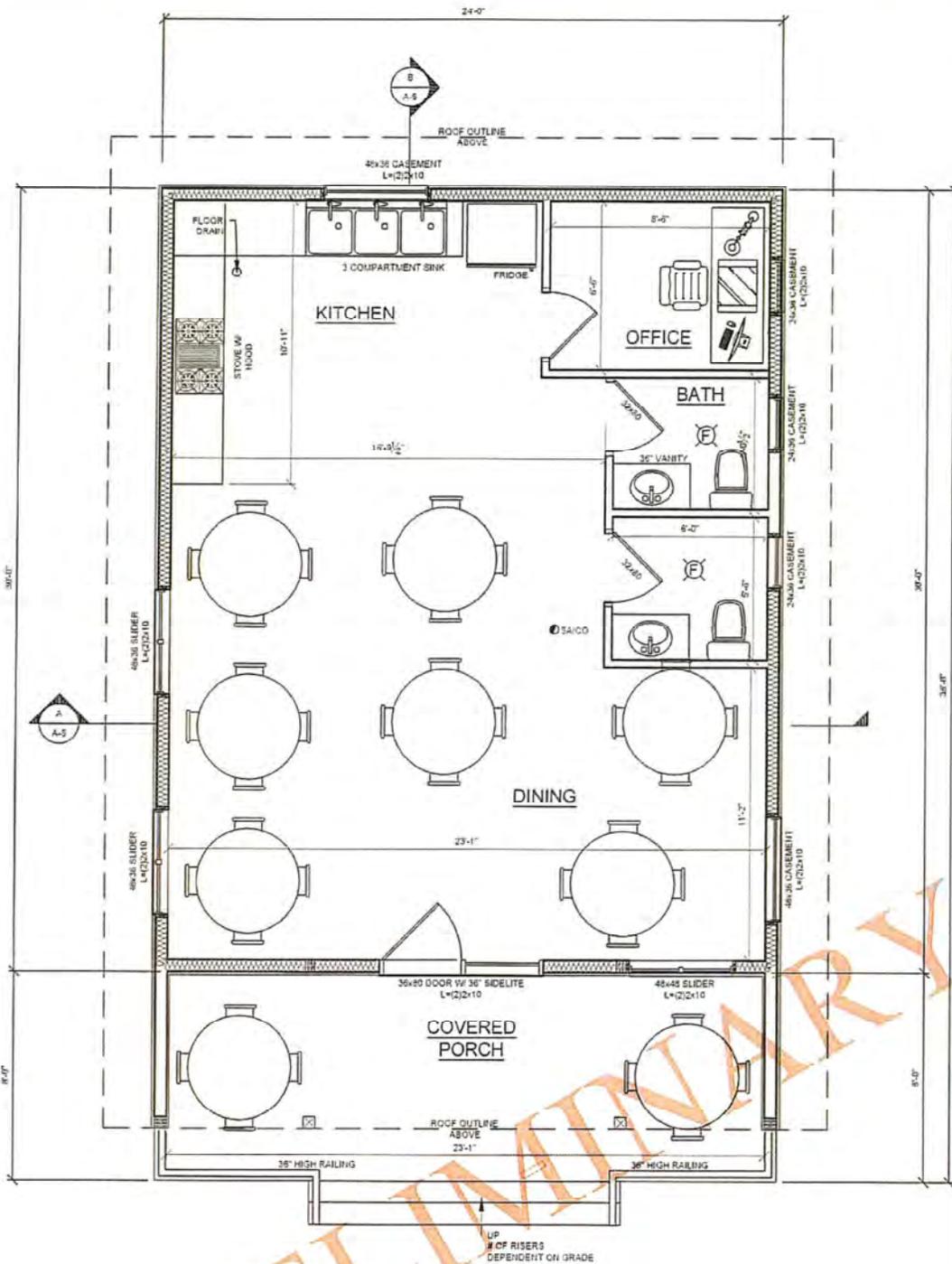


No.	ISSUANCE FOR REVIEW	DATE	BY
A		2024	

GENERAL NOTES
 1. DO NOT SCALE DRAWINGS.
 2. ALL DIMENSIONS SHALL BE IN ACCORDANCE TO THE CURRENT VERSION OF ALL APPLICABLE NATIONAL AND PROVINCIAL STANDARDS.
 3. CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY NORQUAY HOME DESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

PROJECT: PORTABLE BUILDING
 VX TECHNOLOGY

ELEVATIONS			
DRAWING:	ADDRESS:	SCALE:	DATE:
		1'-1'-0"	NOV. 2024
DRAWN:	CHECKED:	DATE:	SCALE:
R. ALVARENGA	P.G. DECLERCK	NOV. 2024	11"x17"
PROJECT NUMBER:	DRW No.	DATE:	SCALE:
34150	A-4		



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

PROJECT: RESTAURANT DESIGN VX TECHNOLOGY		DRAWINGS TO BE CODE REVIEWED		GENERAL NOTES		 <small>1000 WEST 41 STREET, SUITE 100</small>	
DRAWING: FLOOR PLAN				1. DO NOT SCALE DRAWINGS 2. ALL WORK TO BE DONE IN ACCORDANCE TO THE CURRENT VERSION OF ALL PROVINCIAL STANDARDS (OBC, OPCS, OPD, ETC). 3. CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY NORQUAY ENGINEERING OF CONCERNS OR DISCREPANCIES PRIOR TO CONSTRUCTION.			
PROJECT NUMBER: 1025-119 DRAWN BY: P-1 1 OF 10	ADDRESS: TSLHQOTIN	DRAWN: R ALVARENGA	SCALE: 1/4" = 1'-0"	CHECKED: P.O. DECLERCK	DATE: AUGUST 2025	ISSUANCE	BY
		SIZE: 11'x17'	BCR: FIRM# 102327			1 FOR REVIEW	2025-07-28 PGD
						2 FOR PERMIT	2025-08-11 PGD

Transitional Housing

VX Smart Homes – Off-Grid Solar Powered Tiny Homes



Red Road River T̂silhqox

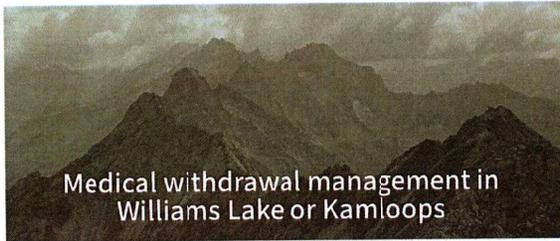
On the Land
HEALING



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



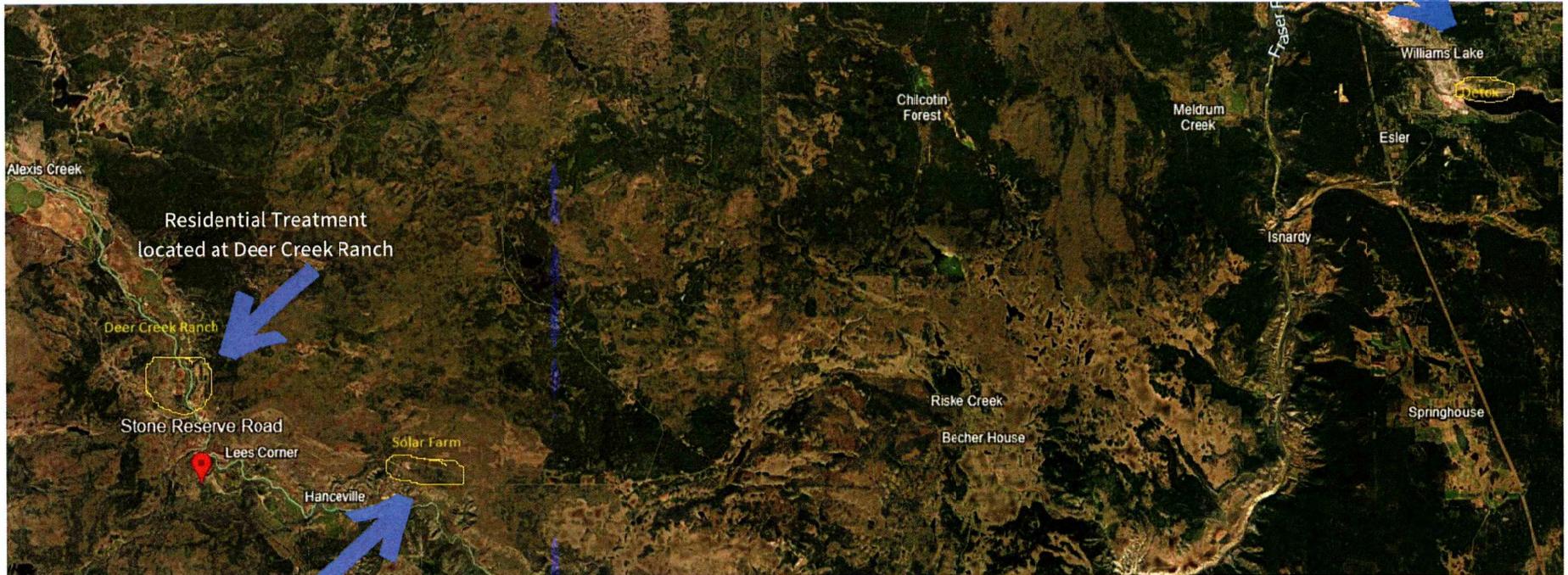
A model of healing and wellness where the cultural gaps in the current models are bridged so that our people do not get lost on their road to recovery from their addictions.



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

Esler

Isnardy

Riske Creek

Becher House

Springhouse

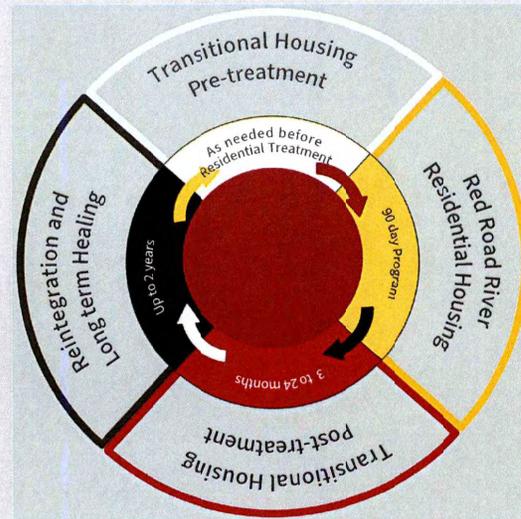
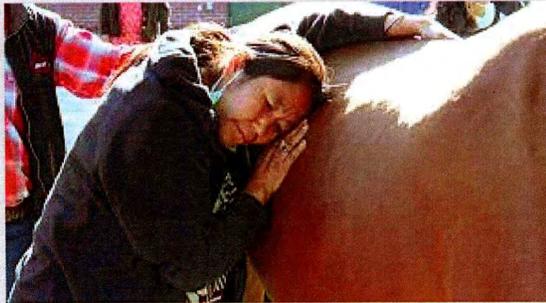
Williams Lake

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.



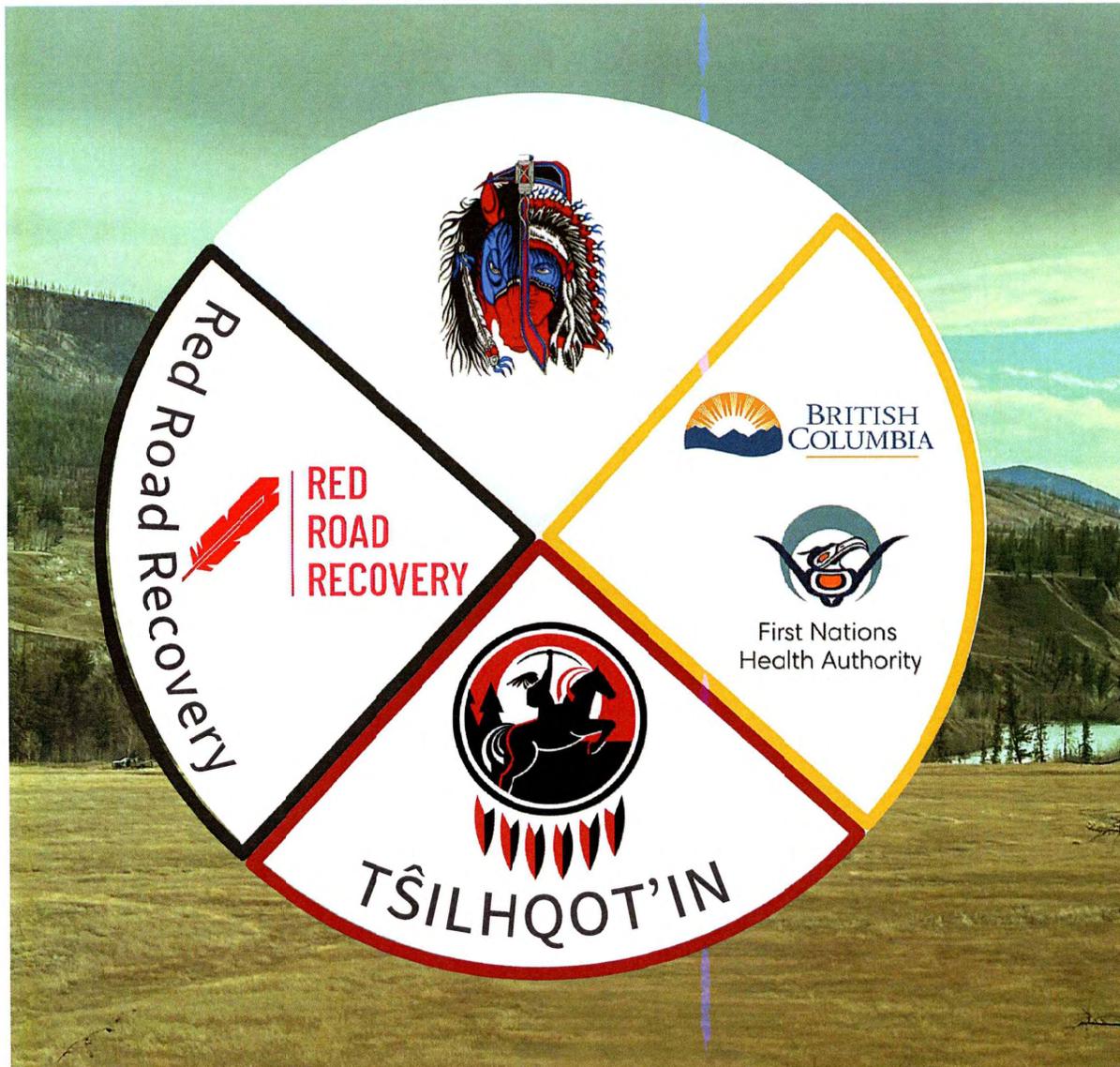
Peer support helps to join forces without judgement. Pre and Post-treatment recovery will implement this powerful resource by utilizing those graduating from the programs who want to continue to contribute to their own wellbriety, and support others in that process.



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

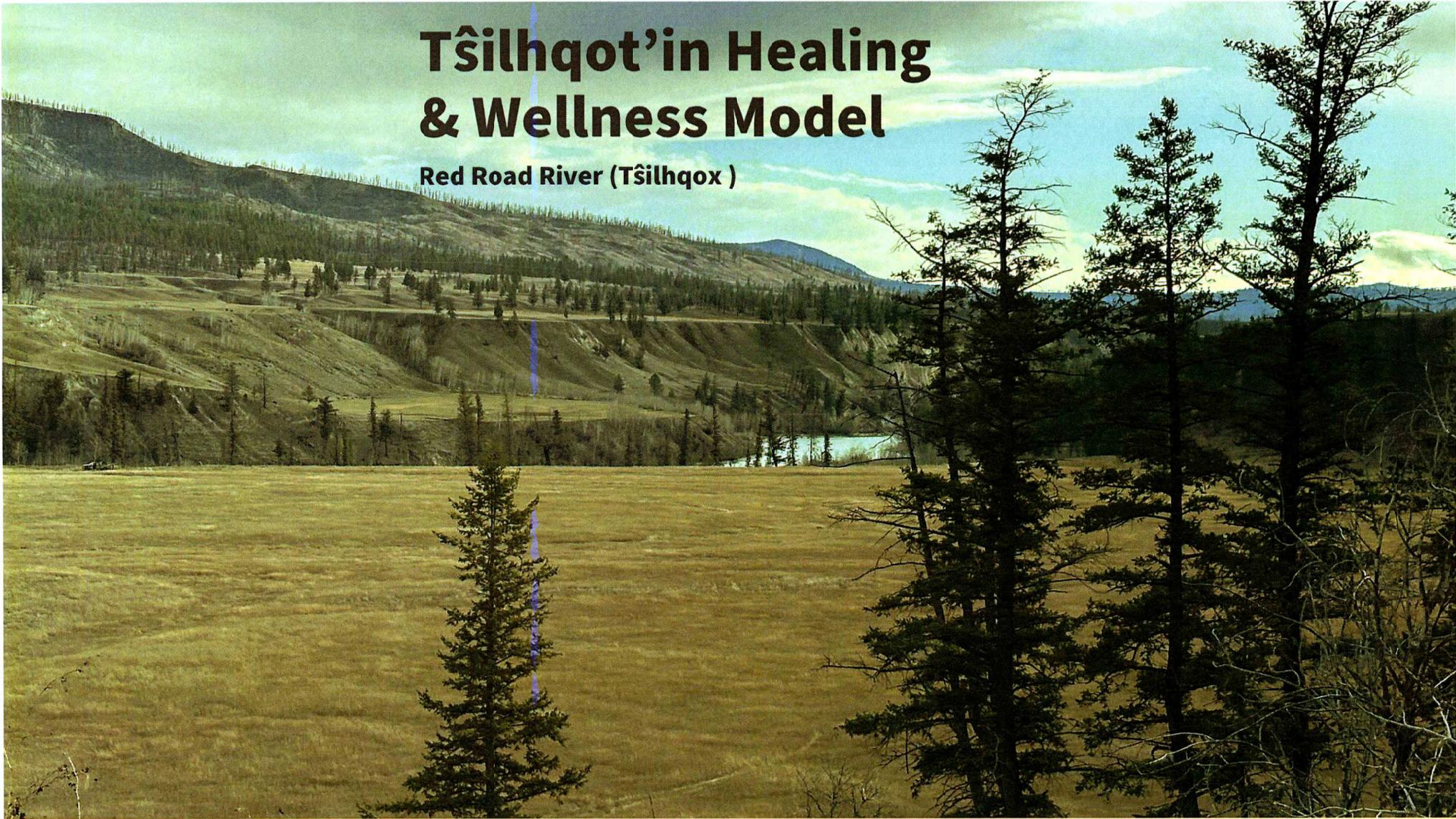
"Our mission is to walk alongside our relatives on their healing journey, recognizing addiction as an illness that clouds the spirit but does not define the person. We honour the sacredness of each soul, guiding them with respect, love and traditional wisdom to help them reclaim balance, purpose, and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

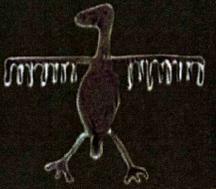
T̂silhqot'in Healing & Wellness Model

Red Road River (T̂silhqox)



T̂silhqot'in Healing & Wellness Model

HOLISTIC RECOVERY MODEL



Detox:

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

Supportive Recovery/Transition Housing

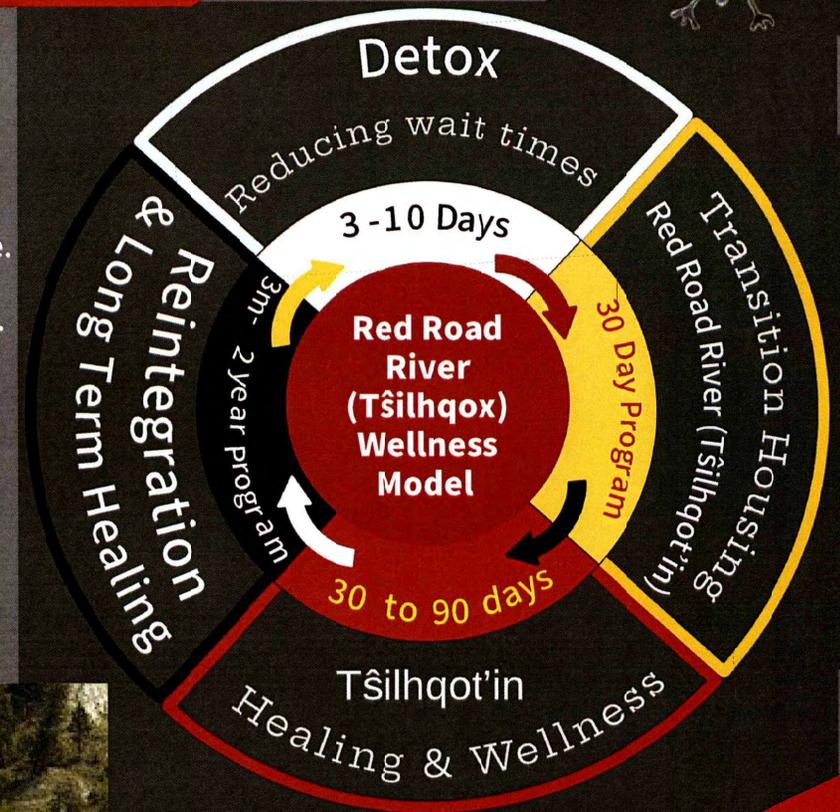
- Provide safe spaces for members.
- Provide cultural guidance and teachings- utilize equine therapy/ equine assisted learning to provide confidence and bonding

Wellness & Recovery

- Red Road River (Tilhqox)- 15 beds.
- T̂silhqot'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.

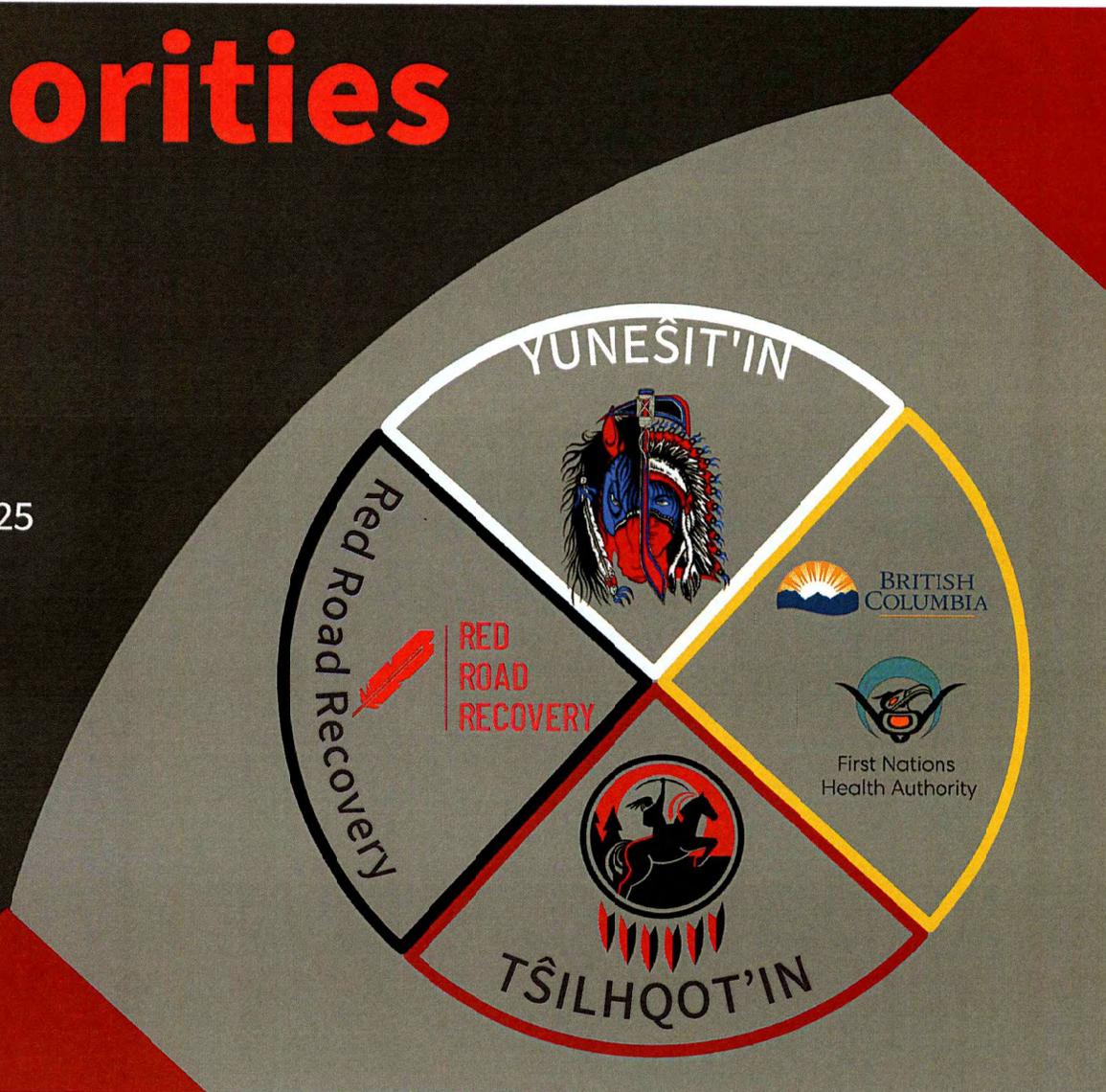
- On the land detox
- Day one society-proven system of success.

- 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.

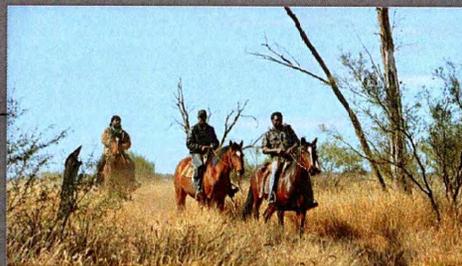


Supportive Recovery Housing/Transition

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.

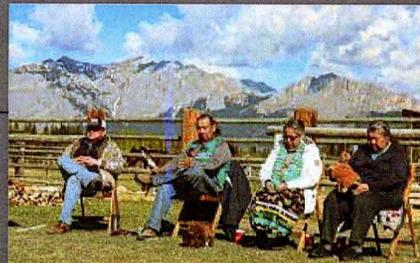


T̂silhqot'in Healing & Wellness Centre

Red Road River (T̂silhqox)



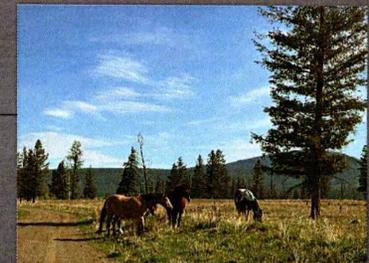
- Deer Creek Ranch.
- 15 Bed.
- Land based healing.



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

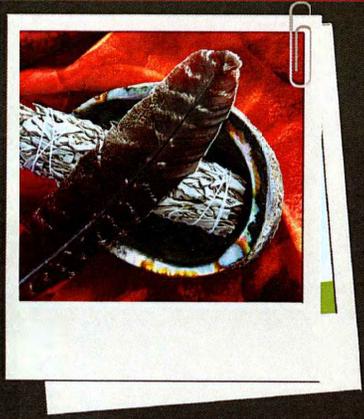


- On the land healing and wellness to include construction of sweat lodge and cultural refined menu.



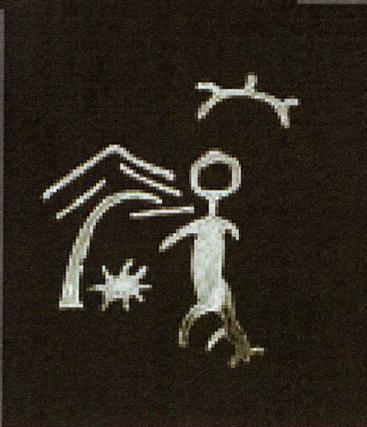
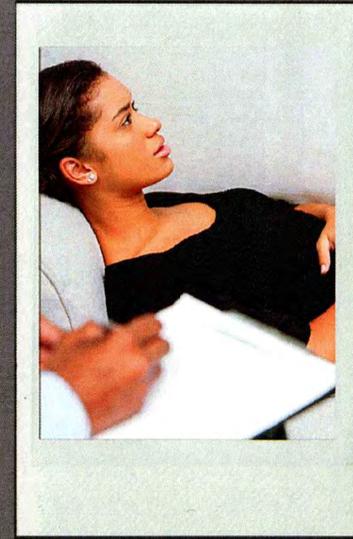
- Clients will bond with horses and learn equine skills that will support long term recovery.

Reintegration & Long Term Healing

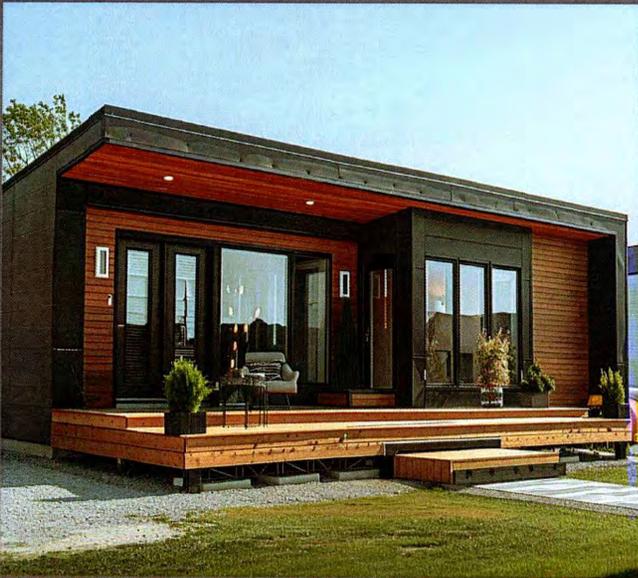


Creating continuous care through all phases of recovery

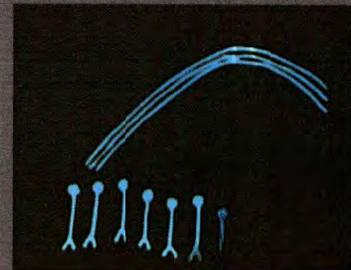
- **Community based services with continued post treatment care**
 - Provide job skills, parenting skills, cooking skills, nutrition education, training courses.
- **Set up members for success.**
 - Create care for next phase of healing and provide support and services to ensure the GAP in the healing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

