



**REGIONAL DISTRICT OF BULKLEY-NECHAKO
AGENDA
Thursday, May 14, 2026**

AGENDA & SUPPLEMENTARY AGENDA

May 14, 2026

Approve

PLANNING AND DEVELOPMENT

ALR Application

**Danielle Patterson, Senior Planner - ALR Non-Farm Use
Application No. 1289 – Electoral Area E (Francois Lake/Ootsa Lake
Rural)**

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Recommendation

SUPPLEMENTARY AGENDA

NEW BUSINESS

ADJOURNMENT

VISION

“A World of Opportunities Within Our Region”

MISSION

“We Will Foster Social, Environmental, and Economic Opportunities
Within Our Diverse Region Through Effective Leadership”

2022-2026 Strategic Plan

1. Relationships with First Nations
2. Advocacy with the Province
3. Housing Supply
4. Community and Economic Sustainability



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Danielle Patterson, Senior Planner
Date: May 14, 2026
Subject: **ALR Non-Farm Use Application No. 1289 – Electoral Area E
(Francois Lake/Ootsa Lake Rural)**

RECOMMENDATION: **(all/directors/majority)**

That Agricultural Land Reserve Non-Farm Use Application No. 1289 be recommended to the Agricultural Land Commission for approval.

EXECUTIVE SUMMARY

The applicant is requesting Agricultural Land Commission (ALC) Non-Farm Use (NFU) approval for the existing Grassy Plains Secondary School and associated school grounds. Additionally, the applicant is requesting NFU approval for a daycare within a pre-existing wing of the school. The total NFU area is approximately 2.23 ha for the school grounds, including the approximately 2,836 m² school building, and the approximately 481 m² daycare proposed within the school.

The school pre-dates the Agricultural Land Reserve (ALR). This pre-existence allows the continued use of the school as it existed in 1972 but does not allow any expansions or rebuilds of the school without ALC approval. It appears that the School District proceeded with building replacement and expansions contrary to ALR regulations.

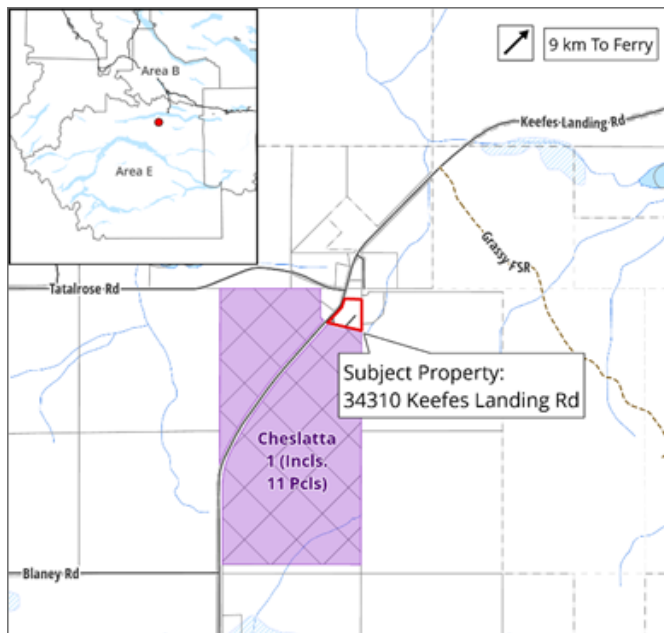
The area, commonly known as Grassy Plains serves as a community service centre for the residents on the south side of Francois Lake despite being entirely within the ALR. Given this context and the importance of the school and daycare use to the community, planning staff recommend the application be forwarded to the ALC with a recommendation of approval.

The daycare is constructed but cannot begin operation until Northern Health licensing is completed. Licensing cannot occur until the ALC NFU approval is granted. The applicant is requesting that the ALC process the application taking advantage of Section 27 of the *Agriculture Land Commission Act* which allows the CEO of the ALC to approve the application, in hope of achieving a fast approval process. Given the priority of this application staff have processed this report to the Board without the typical referral process.

APPLICATION SUMMARY

Name of Agent / Owner:	Darlene Turner for the Board of Education of School District No. 91 (Nechako Lakes)
Electoral Area:	Electoral Area E (Francois/Ootsa Lake Rural)
Subject Property:	34310 Keefe's Landing Road, legally described as Lot B, District Lot 409, Range 4, Coast District, Plan 3254 (PID 012-311-189)
Property Size:	2.23 ha (5.52 ac)
OCP Designation:	Not applicable
Zoning:	None
Existing Land Uses:	Public school (kindergarten to grade 12)
Location:	Grassy Plains School , abutting Cheslatta 1 Reserve; approximately 9 km southwest of the Francois Lake Ferry Terminal; and approximately 30 km south of the Village of Burns Lake.
Non-Farm Use Area:	Entire school grounds = Approximately 2.23 ha (5.52 ac) School building = Approximately 2,836 m ² (30,526 ft ²), of which approximately 481 m ² (5,184 ft ²) is renovated for a daycare.

School Location Map



PROPOSAL

This Agricultural Land Commission (ALC) Non-Farm Use (NFU) application is requesting approval of the existing Grassy Plains School and associated school grounds (see Attachments for Applicant Submission). The school pre-dates the Agricultural Land Reserve (ALR). This pre-existence allows the continued use of the school as it existed in 1972 but does not allow any expansions or rebuilds of the school without ALC approval. It appears that the School District proceeded with building replacement and expansions contrary to ALR regulations. Therefore, the applicant is requesting NFU approval from the ALC for the school including daycare. The entire school property, including buildings, grounds, parking, playground and athletic fields, has a combined NFU area of approximately 2.23 ha. The existing school has an approximate floor area of 2,836 m² (30,526 ft²).

Grassy Plains School Subject Property Map



DISCUSSION

Non-Farm Use History and Context: School

The Government of British Columbia granted the School Board, formerly known as the Board of Trustees of School District 55 (Burns Lake), fee simple title over the subject property in 1953. Grassy Plains School was built in the 1950s, decades before the establishment of the ALR in 1974. Since that time, the school has several renovations and additions. The applicant states the school currently offers kindergarten to grade 12 and has approximately 65 students.

The school is the only public school on the southside of Francois Lake. It provides public education services for the children in the surrounding area, including ranching and farming families, reducing the need to commute 30 minutes to 1.5 hours, depending on household location, via rural roads and a ferry to attend school on the North Shore (Francois Lake and Burns Lake).

Non-Farm Use - Daycare

The Sus'an Yaz daycare is an ancillary use within a pre-existing 481 m² (5,184 ft²) wing of the school. Its purpose is, *"primarily providing daycare for families who attend, work at, or access the school while also supporting childcare needs within the surrounding community"*.

The applicant believes that locating the daycare outside of the ALR, *"would undermine [the daycare's] functional relationship with the school and would require the duplication of infrastructure and services. Such separation would result in increased transportation demands for families and staff, as well as greater overall land disturbance. The daycare within the existing school building represents the most efficient and least impactful option and supports the objective of confining non-farm use to an existing institutional footprint within the Agriculture Land"*.

The daycare would be operated by Carrier Sekani Family Services under a lease agreement with the school district. Carrier Sekani Family Services is a society that operates under the guidance of the Carrier Sekani Tribal Council. The proposed daycare service types (or categories) are multi-age, group children care (under 36 months old), and group childcare (school age) for up to 28 children. The total facility occupancy, including staff, is 32 persons.

Application Background

The applicant became aware that the ALC had no documentation authorizing the existing school use during the daycare licensing process, which is when the applicant also learned that the daycare would require NFU approval.

On October 29, 2025, Sus'an Yaz Daycare received a completed Regional District Approval form from the RDBN planning department to meet Northern Health's Community Care Facility Licensing application requirements. The form noted that the proposal area was in the ALR and the ALC had no records of approvals for a school or daycare. It was in the Spring of 2026 that

Northern Health identified that the ALC land use contravention needed to be resolved as part of the daycare license issuance process.

Land Use Regulations

An Official Community Plan (OCP) is not in effect in this region of the RDBN. The subject property is not zoned and lies outside of the RDBN building inspection service area. The property receives rural fire services from the Southside Fire Department.

ATTACHMENTS:

- [Applicant Submission \(link\)](#)

STRATEGIC PLAN ALIGNMENT:

This topic aligns with the following Strategic Focus Area(s) from the RDBN Strategic Plan:

1. Relationships with First Nations
4. Community and Economic Stability



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 107610
Application Type: Non-Farm Uses within the ALR
Status: Submitted to L/FNG
Name: The Board of Education of School District No. 91 (Nechako Lakes)
Local/First Nation Government: Regional District of Bulkley-Nechako

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT B DISTRICT LOT 409 RANGE 4 COAST DISTRICT PLAN 3254
Approx. Map Area 2.24 ha
PID 012-311-189
Purchase Date Oct 8, 1953
Farm Classification No
Civic Address 34312 Keefes Landing RD, 34310 Keefes Landing RD
Certificate Of Title STSR4513320.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
The Board of Education of School District No. 91 (Nechako Lakes)	The Board of Education of School District No. 91 (Nechako Lakes)			Order of Lieutenant Governor in Council creating School District

2. Other Owned Parcels

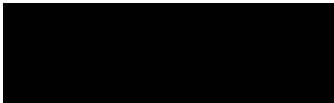
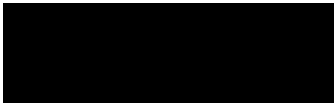
Do any of the land owners added previously own or lease other parcels that might inform this application process?

Yes

Describe the other parcels including their location, who owns or leases them, and their use.

The School District owns two parcels of land located across the road from the school. PID 012307157 - 1.09 HA (34323 Keefes Landing RD) and PID 011725168 - .48 HA (has no address). These parcels are vacant and not included in this application.

3. Primary Contact

Type	Third-Party Agent
First Name	Darlene
Last Name	Turner
Organization (If Applicable)	The Board of Education of School District No. 91 (Nechako Lakes)
Phone	
Email	

4. Government

Local or First Nation Government: Regional District of Bulkley-Nechako

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s).

The subject property is Grassy Plains Elementary Secondary School. The property was acquired and developed as a school site in the early 1950s, prior to the creation of the Agricultural Land Reserve (ALR). Since that time—over 70 years ago—the land has not been used for agricultural purposes.

Describe all agricultural improvements made to the parcel(s).

No agricultural improvements have been made to the parcel. There are no irrigation systems, drainage works, fencing, soil enhancement, land clearing, or other improvements associated with agricultural use. All existing site improvements are related solely to the development and operation of the school.

Describe all other uses that currently take place on the parcel(s).

The parcel was acquired and has continuously been used for institutional purposes as Grassy Plains Elementary Secondary School. Existing uses of the land include permanent school buildings, internal access roads, parking areas, playgrounds, and associated outdoor play and athletic field areas. An underutilized wing of the existing school building has been renovated to accommodate a daycare.

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Other	Agriculture/Rural/Forest: ALR land consisting of undeveloped rural and agricultural lands with forestry and limited agricultural capability
East	Other	Agriculture/Rural/Forest - ALR land and rural Crown and private lands accessed via Keefe's Landing Road and Grassy Forest Service Road; predominantly forested with no intensive agricultural activity.
South	Other	Institutional/Reserve Lands
West	Other	Agriculture/Rural/Forest

6. Proposal

How many hectares are proposed for non-farm use? 2.24 ha

What is the purpose of the proposal? The purpose of this application is to permit a non-farm institutional use within the Agricultural Land Reserve (ALR). Specifically, the application seeks formal recognition of the existing Grassy Plains Elementary Secondary School as an approved institutional facility and authorization to allow a

daycare to operate within one wing of the existing school building. The school provides an essential public service to a rural and remote community. While a school on site predated the establishment of the Agricultural Land Reserve and would be considered a pre-existing use, it was identified during the daycare licensing process that the Agricultural Land Commission (ALC) has no documentation on file authorizing the existing institutional use. Subsequent additions and renovations, including an addition completed approximately 37 years ago, occurred after ALR designation. This application therefore seeks to regularize the existing institutional use and ensure long-term compliance with the Agricultural Land Commission Act.

The proposed daycare use is ancillary to the existing school, low-intensity in nature, and directly related to the school's institutional function. The daycare will be accommodated entirely within areas already disturbed by existing development and will not require subdivision, expansion of the institutional footprint, or the removal of additional land from agricultural potential.

Could this proposal be accommodated on lands outside of the ALR?

The proposed non-farm use is directly and functionally linked to the existing Grassy Plains Elementary Secondary School, which is located entirely within the Agricultural Land Reserve. The daycare is intended to operate as an ancillary use to the school and to primarily serve families who attend, work at, or access the school, while also supporting childcare needs within the surrounding community. Locating the daycare on lands outside of the ALR would undermine its functional relationship with the school and would require the duplication of infrastructure and services. Such separation would result in increased transportation demands for families and staff, as well as greater overall land disturbance. In this context, accommodating the daycare within the existing school building represents the most efficient and least impactful option and supports the objective of confining non-farm use to an existing institutional footprint within the Agriculture Land Reserve.

Does the proposal support agriculture in the short or long term?

While the proposal does not directly support agricultural production, it supports the long-term objectives of the Agricultural Land Commission by maintaining the size, integrity, and continuity of the Agricultural Land Reserve land base. The proposal limits non-farm use to an existing institutional footprint that has not been used for agricultural production for over 70 years and does not preclude or interfere with the continued use of surrounding lands for agriculture. There is no Official Community Plan applicable to this area and no zoning designation. By formalizing the

existing school use and accommodating an ancillary daycare entirely within the existing developed area, the proposal avoids incremental expansion of non-farm uses into other ALR lands. In this way, the proposal is compatible with agriculture and supports long-term agricultural objectives by minimizing cumulative impacts and preventing further erosion of the ALR land base.

Proposal Map / Site Plan Subject Property.pdf

Do you need to import any fill to construct or conduct the proposed Non-farm use? No

7. Optional Documents

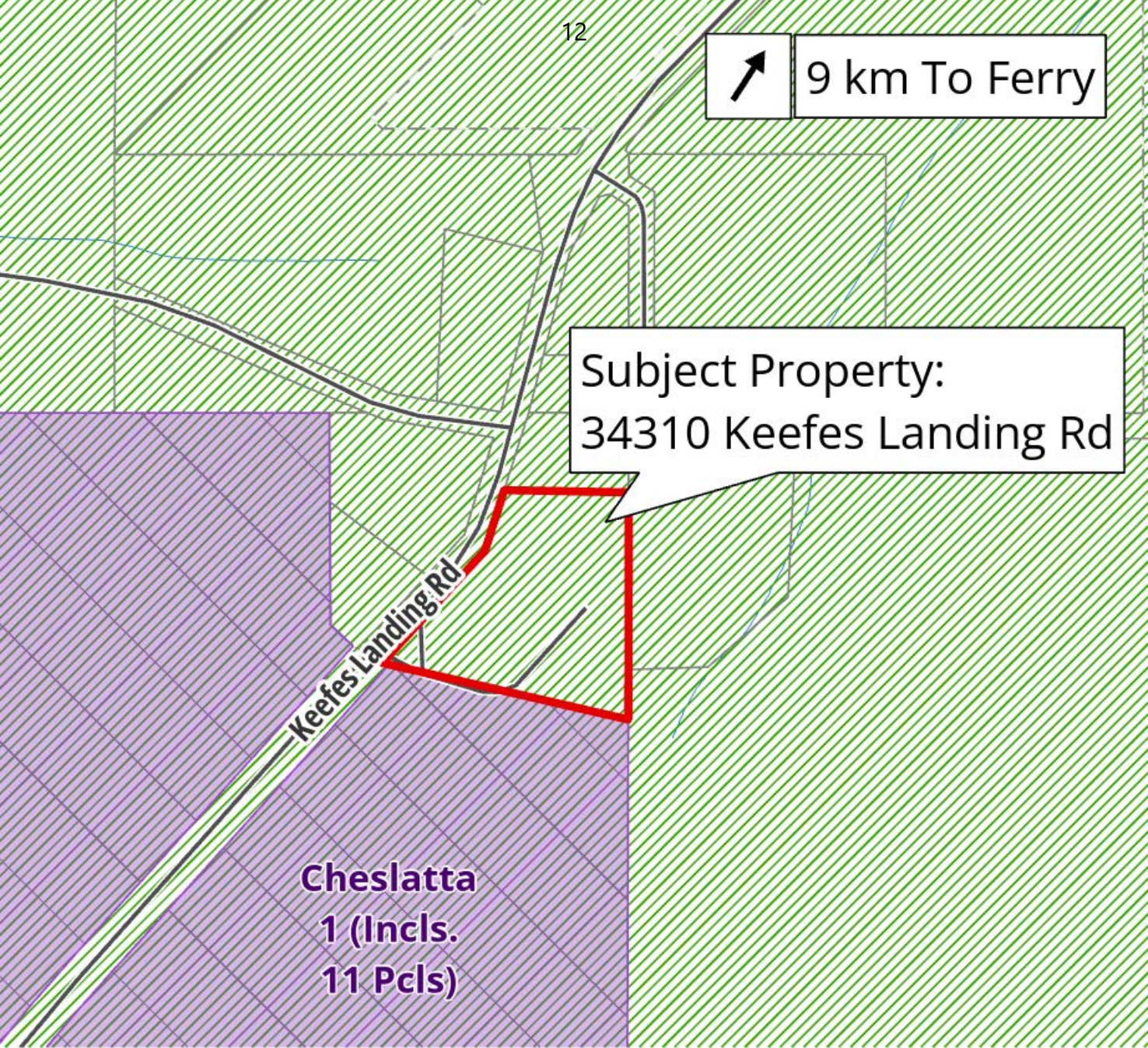
Type	Description	File Name
Professional Report	1953 - Plan of Subdivision	PRP3254.pdf
Professional Report	Grassy Plains Indefeasible Title from 1953	Grassy Indefeasible Title 1953.pdf
Photo of the Application Site	Map showing School in relation to ALR and Reserve Land - Larger View	Map 2 Larger View .png
Photo of the Application Site	Map showing School in relation to ALR and Reserve Land	Map 1 - School Site.png
Professional Report	PMBC Property Report - PID 012-311-189	RDBN_Parcel_Report.pdf

↗ 9 km To Ferry

Subject Property:
34310 Keefes Landing Rd

Keefes Landing Rd

Cheslatta
1 (Incls.
11 Pcls)



13



9 km To Ferry

Amendt Rd

Keefes Landing Rd

Grasy FSR

Tatalrose Rd



Subject Property:
34310 Keefes Landing Rd

Cheslatta
1 (Incls.
11 Pcls)

Blaney Rd