



**REGIONAL DISTRICT OF BULKLEY-NECHAKO**  
**SUPPLEMENTARY AGENDA**  
**Thursday, September 17, 2020**

<b><u>PAGE NO.</u></b>	<b><u>DEVELOPMENT SERVICES (All Directors)</u></b>	<b><u>ACTION</u></b>
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**ALR Application Correspondence**

<b>2-3</b>	<b>Correspondence – ALR Non-Farm Use Application 1224 (CSFS) Electoral Area “F” See Board Agenda Pages 83-93</b>	<b>Receive</b>
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**NEW BUSINESS**

**ADJOURNMENT**

**Jason Llewellyn**

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**Subject:** FW: [EXTERNAL]: Tachick Lake Resort - Non-Farm Use Exclusion Application

**Good afternoon Jason and Maria,**

**Thank you very much for your consideration of this application, and thank you for forwarding a copy of your report containing the staff recommendation that the Agricultural Land Reserve Non-Farm Use Application No. 1224 be recommended to the Agricultural Land Commission for approval.**

**I recently met with the Advisory Planning Commission in Vanderhoof and provided them with a brief presentation on the merits of the application. The Advisory Land Commission provide a unanimous motion to approve the application.**

**It is noted that the Non-Farm Use Application was also sent to the RDBN Agricultural Coordinator, who has recommended approval of the Non-Farm Use Application because “ the property is already approved for Non-Farm Use”. The Agricultural Coordinator also commented that the application will not “affect agricultural properties in the surrounding area”.**

**It is also noted that the Non-Farm Use Application was also sent to the Ministry of Agriculture. The Ministry of Agriculture provided some specific recommendations and some generic comments with respect to the potential impact on surrounding agricultural properties. In response to these responses, the following comments are offered: -**

- **The operators of the proposed Community Care Facility agree to the specific recommendations made by the Ministry of Agriculture;**
- **The Tachick Lake Resort property is already excluded from the ALR as a Non-Farm Use. Thus no lands will be removed from the ALR;**
- **The agricultural zoning of the subject property will not be changed;**
- **The proposed Community Care Facility will have much less impact upon the surrounding agricultural properties than the current resort;**
- **It is unlikely that any of the existing vegetation will be removed. For example, the proposed Community Care Facility will be located on lands that have been previously cleared;**
- **The proposed Community Care Facility will have no impact on Tachick Lake;**
- **It is envisaged that the proposed Community Care Facility will have an agricultural theme which will form part of the rehabilitation process;**
- **Vehicular traffic to the proposed Community Care Facility will be much less that the current resort traffic;**
- **The proposed Community Care Facility will have much less of a noise, odour or nuisance impact on the surrounding agricultural properties;**
- **The operators of the proposed Community Care Facility will maintain the existing access road, and will provide dust control as necessary;**
- **There will be very minimal land development and hence control of potential noxious weeds will not be impacted. The proposed operators will initiate a weed prevention program as necessary.**

**In summary, good fences, make good neighbours! We look forward to a discussion at the subsequent Public Hearing with respect to enhancements to the Community Care Facility proposal, including the potential for gates and fences.**

Sincerely,

*David*

**David J. McWalter, P.Eng**

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