



REGIONAL DISTRICT OF CENTRAL KOOTENAY

**AREA I ADVISORY PLANNING AND HERITAGE
COMMISSION
OPEN MEETING MINUTES**

6:30PM

Monday, January 5, 2026

Hybrid Meeting

To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote.

Join by Video:

<https://rdck-bc-ca.zoom.us/j/98440624910?pwd=9JQyXil1Zannf7mif5hF90fAswn5qj.1>

Join by Phone:

1 778 907 2071 Canada

Meeting ID: 984 4062 4910

Passcode: 640628

Meeting Location:

Brilliant Cultural Centre -Youth Room
1876 Brilliant Rd, Castlegar, BC

COMMISSIONERS

Commissioner Brian Bebelman

Electoral Area I, Chair

Commissioner Kelly Poznikoff

Electoral Area I

COMMISSIONERS Absent

Commissioner Andy Ozeroff

Electoral Area I

DIRECTORS

Andy Davidoff

Electoral Area I, Director

STAFF

Sadie Chezenko

Planner

Laura Christie

Planning Technician

PUBLIC

Harold Chernoff

Applicant (online)

1. CALL TO ORDER

Director Davidoff called the meeting to order at 6:39 p.m.

2. ELECTION OF CHAIR

Call for nomination (3 times)

DECLARATION OF ELECTED OR ACCLAIMED CHAIR

Director Davidoff ratifies the appointed Commissioner Bebelman as Chair of the Area I Advisory Planning and Heritage Commission for the remainder of their term.

3. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

We acknowledge and respect the Indigenous peoples within whose traditional lands we are meeting today.

4. ADOPTION OF AGENDA

MOVED and seconded,
AND Resolved:

The Agenda for the January 5, 2026 Electoral Area I Advisory Planning and Heritage Commission meeting, be adopted with the following:

- begin with item 6.2 before item 6.1
- the addition of items 6.4 and 6.5

before circulation.

Carried

5. RECEIPT OF MINUTES

The December 10, 2024 Electoral Area I Advisory Planning and Heritage Commission minutes, have been received.

6. STAFF REPORTS

6.1 DEVELOPMENT VARIANCE PERMIT APPLICATION (V25071) – Stacy Johnston

The Development Variance Application dated December 1, 2025, from Sadie Chezenko, Planner 1, has been received.

Moved and seconded,
AND Resolved:

That the following motion **BE REFERRED** to the next Area I Advisory Planning and Heritage Commission meeting:

That the Area I Advisory Planning and Heritage Commission **SUPPORT / NOT SUPPORT** Development Variance Permit Application to Stacy Johnston for the property located at 2270 Lower Gibson Road, Pass Creek LOT 2 DISTRICT LOT 7448 KOOTENAY DISTRICT PLAN NEP76618 to the February, 2026 Area I APHC meeting.

Carried

6.2 **BYLAW AMENDMENT APPLICATION (Z2211I) – Harold Chernoff**

The Bylaw Amendment Application dated December 1, 2025, from Sadie Chezenko, Planner 1, has been received.

Moved and seconded,

AND Resolved:

That the Area I Advisory Planning and Heritage Commission **SUPPORT** the Bylaw Amendment Application to Harold Chernoff for the property located at 1757/1875 Terrace Road, Castlegar, Electoral Area I, That part of SUBLOT 28 DISTRICT LOT 4598 KOOTENAY DISTRICT PLAN X34.

Carried

- Planner provided a brief explanation of the proposed bylaw amendment.
- Area Director posed questions to the applicant about the long-term plan for the property and the possibility of subdivision rather than cluster housing.
- Applicant states that, at this time, subdivision is not being considered but it may be considered in the future.
- General discussion about cluster housing and complications that can arise with cluster housing (eg. estate planning challenges). Planner identified that the minimum lot size for subdivision for this parcel is 1.0 hectare.
- Commissioners stated their support for the application, commenting on the large size of the property.

6.3 **BYLAW AMENDMENT APPLICATION – RDCK Planning Department**

The Bylaw Amendment Application dated August 7, 2025, from Sadie Chezenko, Planner 1, has been received.

Moved and seconded,

AND Resolved:

That the Area I Advisory Planning and Heritage Commission **SUPPORT** the Regional District of Central Kootenay Zoning Amendment Bylaw No. 3053, 2025 to further implement the requirements of Provincial Bill 44 – Housing Statutes (Residential Development) Amendment Act.

Carried

- Planner provided a summary of the proposed changes, clarifying that the changes do not impact the intent of the bylaws that were adopted in 2024. Staff also noted that there were minor clarifications to the bylaws including for formatting and terminology.
- A Commissioner expressed concerns about aquifer sensitivity in Shoreacres and the impact of increased density on the aquifer.
- Planner noted that water and septic is generally regulated by the Province and that the Aquifer Protection Development Permit and minimum parcel size in zoning are RDCK tools for providing protection.
- General discussion about benefits of allowing cluster housing vs benefits considering increased density on a case-by-case basis through individual bylaw amendment applications.

6.4 FOR DISCUSSION: THRUMS CEMETERY AND THE RDCK COMMUNITY HERITAGE REGISTRY

Moved and seconded and
Resolved:

That the Area I Advisory Planning and Heritage Commission **SUPPORT** the commencement of the process to include the Thrums Cemetery in the RDCK Community Heritage Registry.

Carried

6.5 FOR DISCUSSION: RECOGNITION OF SERVICE

Congratulations to Andy Ozeroff for his 45 years of service on the Area I Advisory Planning Commission.

7. PUBLIC TIME

The Chair called for questions from the public at 8:37 p.m.

8. NEXT MEETING

The next Electoral Area I Advisory Planning and Heritage Commission Meeting has yet to be scheduled.

ADJOURNMENT

MOVED and seconded,
AND Resolved:

The Electoral Area I Advisory Planning and Heritage Commission meeting be adjourned at 8:40 p.m.

Carried

Approved by

Brian Bebelman