



## Regional District of Central Kootenay

### RURAL AFFAIRS COMMITTEE MEETING

#### Open Meeting Minutes

Wednesday, January 21, 2026

9:00 a.m.

Hybrid Model - In-person and Remote

#### COMMITTEE MEMBERS

##### PRESENT

Chair G. Jackman	Electoral Area A – In-person
Director R. Tierney	Electoral Area B – In-person
Director K. Vandenberghe	Electoral Area C – In-person
Director A. Watson	Electoral Area D – In-person
Director C. Graham	Electoral Area E
Director T. Newell	Electoral Area F – In-person
Director H. Cunningham	Electoral Area G – In-person
Director W. Popoff	Electoral Area H – In-person
Director A. Davidoff	Electoral Area I
Director H. Hanegraaf	Electoral Area J – In-person
Director T. Weatherhead	Electoral Area K – In-person

##### STAFF PRESENT

S. Horn	Chief Administrative Officer
S. Sudan	General Manager of Development and Community Sustainability
E. Stout	Manager Building and Bylaw
N. Wight	Planning Manager
S. Chezenko	Planner
Z. Giacomazzo	Planner
U. Wolf	General Manager of Environmental Services
M. Morrison	Senior Manager of Corporate Administration
M. St Louis	
C. Hopkyns	

Grants Coordinator  
Corporate Administration Coordinator –  
Meeting Coordinator

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**1. ZOOM REMOTE MEETING INFO**

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

**Meeting Time:**

9:00 a.m. PST

**Join by Video:**

<https://rdck-bc-ca.zoom.us/j/97918675110?pwd=GmVScUJaa2RntNTq5nTyh8CpcKj5tAL.1>

**Join by Phone:**

833 955 1088 Canada Toll-free

\*6 to unmute or mute

\*9 to raise or lower your hand

**Meeting ID:** 979 1867 5110

**Meeting Password:** 527524

**In-Person Location:** RDCK Board Room, 202 Lakeside Dr. Nelson

**2. CALL TO ORDER**

Chair Jackman called the meeting to order at 9:00 a.m.

**3. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT**

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

**4. ADOPTION OF THE AGENDA**

Moved and seconded,  
And resolved:

The agenda for the January 21, 2026 Rural Affairs Committee meeting be adopted as circulated.

**Carried**

**5. RECEIPT OF MINUTES**

The December 10, 2025 Rural Affairs Committee meeting minutes, have been received.

## 6. PLANNING & BUILDING

### DELEGATIONS

Item 6.1 – Baljit Sandhu, Inder Valley Fruit Farm

Item 6.3 – Darrell Steenhoff

**6.1 File No.: 3135-20- B-786.02918.100 - Inder Valley Fruit Farms File No.: Z2505F  
4049 36th Street  
(Inder Valley Fruit Farms)  
Electoral Area B**

The Committee Report dated December 9, 2025 from Erik Stout, Manager Building and Bylaw, re: Notice on Title, has been received.

- Erik Stout, Building Manager and Bylaw provided background to the Committee regarding the file, sharing there have been no steps to compliance.
- Property owners Baljit Sandhu, Inder Valley Fruit Farm, shared with the Committee background information on the building. He answered the Committee's questions.
- Chair Jackman thanked staff and referred the recommendation to Committee for consideration.

Moved and seconded,

And resolved that it be recommended to the Board:

That the Corporate Officer of the Regional District of Central Kootenay be directed to file a Notice with the Land Title and Survey Authority of British Columbia, stating that a resolution has been made under Section 57 of the Community Charter by the Regional District Board relating to land at 4049 36th St, Canyon, BC, Electoral Area B, legally described as LOT 9, PLAN NEP1420, DISTRICT LOT 812, KOOTENAY LAND DISTRICT PID 012-159-107; AND FURTHER, if an active Building permit or Building application is In place, that it be cancelled; and finally, that information respecting the resolution may be inspected at the office of the Regional District of Central Kootenay on normal working days during regular office hours.

**Carried**

**6.2 DEVELOPMENT VARIANCE PERMIT - MAKI  
File No.: V2508F  
6102 Wills Road  
(Judine and Wendell Maki)  
Electoral Area F**

The Committee Report dated January 7, 2025 from Sadie Chezenko, Planner 1, re: Development Variance Permit, has been received.

Sadie Chezenko, Planner, provided an overview to the Committee regarding the Development Variance Permit (DVP). This DVP seeks to vary Section 1101(10) and 1101(11) of RDCK Zoning Bylaw No. 1675, 2004 to allow the construction of a 1,738 m<sup>2</sup> horse riding arena and to permit a cumulative gross floor area of 2,138 m<sup>2</sup> for all accessory buildings and structures on the property. She answered the Committee's questions.

Moved and seconded,  
And resolved that it be recommended to the Board:

That the Board APPROVE the issuance of Development Variance Permit V2508F to Judine and Wendell Maki for the property located at 6102 Wills Road, Sproule Creek and legally described as LOT A, DISTRICT LOT 5574, KOOTENAY DISTRICT PLAN NEP69101 (PID: 025-049-780) to vary Section 1101(10) and 1101(11) of RDCK Zoning Bylaw No. 1675, 2004 in order to allow a 1,738 m<sup>2</sup> horse riding arena and a 2,138 m<sup>2</sup> maximum cumulative gross floor area of all accessory buildings or structures on the subject property.

**Carried**

### **6.3 FLOODPLAIN EXEMPTION – STEENHOFF**

**File No.: F2501Hn**  
**260 Wilson Creek Rd E**  
**(Darrell & Audrey Steenhoff)**  
**Electoral Area H**

The Committee Report dated January 5, 2026 from Nelson Wight, Planning Manager, re: Site Specific Floodplain Exemption, has been received.

Zachari Giacomazzo, Planner and Nelson Wight, Planning Manager, provided a presentation to the Committee regarding application for a Site-Specific Exemption to Regional District of Central Kootenay Floodplain Management Bylaw No. 2080, 2009, in Electoral Area H. They shared background information on the property.

The property owner, Darrell Steenhoff, provide background to the Committee regarding the property and answered questions.

Staff answered the Committee's questions.

Moved and seconded,  
And resolved that it be recommended to the Board:

That the Board NOT APPROVE the issuance of a Site-Specific Exemption to RDCK Floodplain Management Bylaw No. 2080, 2009, for the existing unlawfully constructed development on LOT B DISTRICT LOT 4877 KOOTENAY DISTRICT PLAN EPP30385, as described in the Staff Report “Site Specific Floodplain Exemption F2501HN”, dated January 5, 2026.

**Carried**

**RECESS/** The meeting recessed 10:10 a.m. for break and reconvened at  
**RECONVENE** 10:23 a.m.

**6.4 LAND USE BYLAW AMENDMENT - MACE**

**File No.: Z2505F**  
**2315 West Road**  
**(Britney & Braeden Mace)**  
**Electoral Area F**

The Committee Report dated November 24, 2025 from Sadie Chezenko, Planner re: Land Use Bylaw Amendment, has been received.

At the December 10, 2025 Rural Affairs Committee meeting, the following motion was passed:

*That the following motion BE REFERRED from December 10, 2025 Rural Affairs Committee meeting to the January 21, 2026 Rural Affairs Committee meeting:*

*That the Board take no further action in regard to Regional District of Central Kootenay Zoning Amendment Bylaw No. 3040, 2025.*

Sadie Chezenko, Planner, provided an update to the Committee regarding the land use bylaw amendment application in Electoral Area ‘F’ to rezone the subject property from Country Residential (R2) to Country Residential (R2) Site Specific. The zoning change is proposed to reduce the minimum lot size from 1 hectare to 0.8 hectares to facilitate a two-lot subdivision.

The Committee had a discussion, and staff answered the Committee’s questions.

Moved and seconded,  
 And resolved:

That the following motion BE REFERRED to the February 18, 2026 Rural Affairs Committee meeting:

That the Board take no further action in regard to Regional District Of Central Kootenay Zoning Amendment Bylaw No. 3040, 2025.

**Carried**

**6.5 SMALL SCALE MULTI-UNIT HOUSING (SSMUH) ZONING ALIGNMENT  
Electoral Areas A, B, C, D, F, G, I, J,**

The Committee Report dated January 21, 2026 from Sadie Chezenko, Planner 1, re: SSMUH Zoning Alignment, has been received.

Sadie Chezenko, Planner, provided background to the Committee on Small Scale Multi-Unit Housing (SSMUH) and she reviewed the proposed bylaw amendments for SSMUH Zoning Alignments.

The Committee had a discussion and staff answered questions.

Moved and seconded,  
And resolved:

That Electoral Area 'D' Comprehensive Land Use Amendment Bylaw No. 3052, 2025 be revised to the alternative solution and be brought back to the Rural Affairs Committee.

**Carried**

Moved and seconded,  
And resolved:

That Electoral Area 'A' Comprehensive Land Use Amendment Bylaw No. 3049, 2025 be revised to the alternative solution and be brought back to the Rural Affairs Committee.

**Carried**

Moved and seconded,  
And resolved:

That Electoral Area 'C' Comprehensive Land Use Amendment Bylaw No. 3051, 2025 be revised to the alternative solution and be brought back to the Rural Affairs Committee.

**Carried**

Moved and seconded,  
And resolved:

That Electoral Area 'B' Comprehensive Land Use Amendment Bylaw No. 3050, 2025 be revised to the alternative solution and be brought back to the Rural Affairs Committee.

**Carried**

Moved and seconded,  
And resolved:

That the following motion BE REFERRED to the February 18, 2026 Rural Affairs Committee meeting:

That Regional District of Central Kootenay Zoning Amendment Bylaw No.3053, 2025 being a bylaw to amend the District of Central Kootenay Zoning Bylaw No. 1675, 2004 is hereby given FIRST and SECOND and THIRD READING by content;

And that the consideration of adoption BE WITHHELD for Regional District of Central Kootenay Zoning Amendment Bylaw No. 3053, 2025 until the following item has been obtained:

- Approval from the Ministry of Transportation and Transit pursuant to Section 52(3)(a) of the Transportation Act (Controlled Access).

**Carried**

**STAFF DIRECTION:** That staff reach out to the Area Directors to discuss alternative options regarding Bylaw No.1675, 2004.

Moved and seconded,  
And resolved that it be recommended to the Board:

That Electoral Area 'G' Land Use Amendment Bylaw No. 3054, 2025 being a bylaw to amend the Electoral Area 'G' Land Use Bylaw No. 2452, 2018 is hereby given FIRST and SECOND and THIRD READING by content;

And that the consideration of adoption BE WITHHELD for Regional District of Central Kootenay Zoning Amendment Bylaw No. 3054, 2025 until the following item has been obtained:

- Approval from the Ministry of Transportation and Transit pursuant to Section 52(3)(a) of the Transportation Act (Controlled Access).

**Carried**

## **6.6 PLANNING ACTIVITY STATS QUARTER 4 & YEAR END**

The Committee Report dated January 2026 from Nelson Wight, Planning Manager, re: Planning Services Quarterly Report, has been received.

Staff answered the Committee's questions.

## **7. RURAL ADMINISTRATION**

### **7.1 DISCUSSION ITEM: COMMUNITY WORKS REPORT UPDATE**

Due to time constraints, the Committee REFERRED item 4.7.1 Update on Funding Third Parties with Community Works Funds to the January 21, 2026 Rural Affairs Committee meeting.

The Committee Report from Mike Morrison, Senior Manager of Corporate Administration, re: Community Works Report Update has been received.

Mike Morrison, Senior Manager of Corporate Administration, provided an overview to the Committee regarding the recent changes to eligibility for the Community Works Fund (CWF) program funding for non-RDCK infrastructure projects.

The new Grants Coordinator, Monique St Louis, was introduced to the Committee.

Staff answered the Committee's questions.

**DIRECTOR ABSENT:** Director Davidoff left the meeting at 11:40 a.m.

**ORDER OF AGENDA CHANGED** The Order of Business was changed to address public time with Item 8. Public Time considered at this time.

## **8. PUBLIC TIME**

The Chair called for questions from the public and members of the media at 11:45 a.m.

No media or public had questions.

**ORDER OF AGENDA RESUMED** Item 7.2 Community Works Fund Application - RDCK - Fire Hall Structural Upgrades Update was considered at this time.

### **7.2 DISCUSSION ITEM: COMMUNITY WORKS APPLICATION - RDCK - FIRE HALL STRUCTURAL UPGRADES**

The Committee Report dated January 7, 2026 from Monique St Louis, Grants Coordinator, re: Community Works Fund Application - RDCK - Fire Hall Structural Upgrades has been received.

Staff answered the Committee's questions.

Moved and seconded,  
And resolved that it be recommended to the Board:

That the Community Works Fund application submitted by the RDCK for the RDCK-Fire Hall Structural Upgrades in the total amount of \$76,450 be approved and that funds be disbursed from Community Works Funds:

Electoral Area B in the amount of \$14,487.50  
Electoral Area G in the amount of \$27,862.50  
Electoral Area J in the amount of \$34,100.00

**Carried**

**9. ADJOURNMENT**

Moved and seconded,  
And resolved:

The meeting be adjourned at 11:57 a.m.

**Carried**

**Digitally approved**

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Garry Jackman, Chair

## REGIONAL DISTRICT OF CENTRAL KOOTENAY

# Bylaw No. 3054

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A Bylaw to amend Electoral Area 'G' Land Use Bylaw No. 2452, 2018

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WHEREAS it is deemed expedient to amend the Electoral Area 'G' Land Use Bylaw No. 2452, 2018, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

### APPLICATION

1 That Electoral Area 'G' Land Use Bylaw No. 2452, 2018 Schedule 'B' Zoning Bylaw be amended as follows:

A. That Section 18(13) General Regulations, Permitted and Prohibited Uses be amended as follows:

The minimum lot size for a lot subdivided under Section 514 of the Local Government Act shall be the minimum site area of the zone in which the lot is located unless otherwise stated.

B. That Section 18(16) General Regulations, Density Regulations be amended as follows:

Where two or more contiguous lots registered prior to adoption of this Bylaw have less than the minimum lot size required by this Bylaw, the lots may be consolidated into fewer lots than existed at the time of application as long as no new lot created is smaller than any previously existing lot.

C. That Section 18(17) General Regulations, Density Regulations be amended as follows:

Where it is not possible to create a lot that has the minimum lot size required for a zone, the minimum lot size requirement will be reduced where the proposed subdivision involves any one of the following and meets regional health authority requirements:

D. That Section Section 18(18) General Regulations, Density Regulations be amended as follows:

The minimum lot size for a lot created under Section 16 shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.

- E. That Section Section 18(19) General Regulations, Density Regulations be amended as follows:

Where a dwelling has been constructed across a legal property line prior to the adoption of this Bylaw, lot lines may be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in lot size.

- F. That Section Section 19(1) Town-Site Residential (R1) Permitted Uses be amended as follows:

Principal Uses

- Duplex Housing
- Multi-Unit Housing
- Single Detached Housing

Accessory Uses

- Accessory Building or Structures
- Accessory Dwelling Unit, subject to section 18(37)
- Accessory Tourist Accommodation
- Home-based Business
- Horticulture
- Keeping of Farm Animals

- G. That Section 19(11) Town-Site Residential (R1) Development Regulations be amended as follows:

Minimum lot size for subdivision:

- H. That Section 20(1) Country Residential (R2) Permitted Uses be amended as follows:

Principal Uses

- Duplex Housing
- Single Detached Housing

Accessory Uses

- Accessory Building or Structures
- Accessory Dwelling Unit, subject to section 18(37)
- Accessory Tourist Accommodation
- Accessory Camping Accommodation
- Home-based Business
- Horticulture
- Keeping of Farm Animals

- I. That a new Section 20(2)(b) Country Residential (R2) Development Regulations be added as follows:

Maximum number of Single Detached Housing or Duplex Housing permitted per lot – 1

- J. That Section 20(11) Country Residential (R2) Development Regulations be amended as follows:

Minimum lot size for subdivision – 1.0 hectares

K. That Section 21(1) Rural Residential (R3) Permitted Uses be amended as follows:

Principal Uses

- Cabin
- Duplex Housing
- Horticulture
- Portable Sawmill
- Single Detached Housing

Accessory Uses

- Accessory Building or Structures
- Accessory Dwelling Unit, subject to section 18(37)
- Accessory Tourist Accommodation
- Accessory Camping Accommodation
- Home-based Business
- Horticulture
- Keeping of Farm Animals Kennels (maximum 10 dogs over 1 year of age)
- Micro Cultivation, Cannabis
- Micro Processing, Cannabis
- Nursery, Cannabis
- Small Scale Wood Product Manufacturing

L. That a new Section 21(2)(b) Rural Residential (R3) Development Regulations be added as follows:

Maximum number of Single Detached Housing or Duplex Housing permitted per lot – 1

M. That Section 21(3) Rural Residential (R3) Development Regulations be amended as follows:

Minimum lot size for Accessory Kennel Operations – 4.0 hectares

N. That Section 21(17) Rural Residential (R3) Development Regulations be amended as follows:

Minimum lot size for subdivision – 2.0 hectares

O. Section 21(18) Rural Residential (R3) Development Regulations be amended as follows:

Minimum lot size for subdivision (site specific) for portion of Subsidy Lot 43 DL 1242 KD Plan NEPX59 Exc. Plans 16532 and 18785 (PID 012-953-385) 1.0 hectares

P. That Section 22(1) Remote Residential (R4) Permitted Uses be amended as follows:

Principal Uses

- Cabin
- Duplex Housing
- Horticulture

Portable Sawmill  
Single Detached Housing  
Accessory Uses  
Accessory Building or Structures  
Accessory Dwelling Unit, subject to section 18(37)  
Accessory Tourist Accommodation  
Accessory Camping Accommodation  
Home-based Business  
Horticulture  
Keeping of Farm Animals Kennels (maximum 10 dogs over 1 year of age)  
Micro Cultivation, Cannabis  
Micro Processing, Cannabis  
Nursery, Cannabis

Q. That a new Section 22(2)(b) Remote Residential (R4) Development Regulations be added as follows:

Maximum number of Single Detached Housing or Duplex Housing permitted per lot – 1

R. That Section 22(3) Remote Residential (R4) Development Regulations be amended as follows:

Minimum lot size for Accessory Kennel Operations – 4.0 hectares

S. That Section 22(17) Remote Residential (R4) Development Regulations be amended as follows:

Minimum lot size for subdivision – 4.0 hectares

T. That Section 23(10) Multi-Unit Residential (R5) Development Regulations be amended as follows:

Minimum lot size for subdivision:

U. That Section 24(2) General Commercial (C1) Development Regulations be amended as follows:

Minimum site area for each Principal Use:

V. That Section 24(9) General Commercial (C1) Development Regulations be amended as follows:

Minimum lot size for subdivision:

W. That Section 25(2) Tourist Commercial (C2) Development Regulations be amended as follows:

Minimum site area for each Principal Use:

X. That Section 25(9) Tourist Commercial (C2) Development Regulations be amended as follows:

Minimum lot size for subdivision:

Y. That Section 25(B)(2) Artisan Tourist Commercial (C3) Development Regulations be amended as follows:

Minimum site area for each Principal Use:

Z. That Section 25(B)(9) Artisan Tourist Commercial (C3) Development Regulations be amended as follows:

Minimum lot size for subdivision:

AA. That Section 26(2) Light Industrial (M1) Development Regulations be amended as follows:

Minimum site area for each Principal Use – 1.0 hectare

BB. That Section 26(10) Light Industrial (M1) Development Regulations be amended as follows:

Minimum lot size for subdivision - 1.0 hectare

CC. That Section 27(2) Medium Industrial (M2) Development Regulations be amended as follows:

Minimum site area for each Principal Use – 2.0 hectare

DD. That Section 27(10) Medium Industrial (M2) Development Regulations be amended as follows:

Minimum lot size for subdivision - 2.0 hectare

EE. That Section 28(2) Heavy Industrial (M3) Development Regulations be amended as follows:

Minimum site area for each Principal Use – 2.0 hectares

FF. That Section 28(11) Heavy Industrial (M3) Development Regulations be amended as follows:

Minimum lot size for subdivision - 2.0 hectares

GG. That Section 29(2) Community Service (CS) Development Regulations be amended as follows:

Minimum site area for each Principal Use:

HH. That Section 29(9) Community Service (CS) Development Regulations be amended as follows:

Minimum lot size for subdivision

II. That Section 30(2) Agriculture (AG) Development Regulations be amended as follows:

Minimum site area for each Non-Farm Use

JJ. That a new Section 30(2)(C) Agriculture (AG) Development Regulations be added as follows:

Maximum number of Single Detached Housing permitted per lot – 1

KK. That Section 30(16) Agriculture (AG) Development Regulations be amended as follows:

Minimum lot size for subdivision

LL. Section 31(2) Parks and Recreation (PR) Development Regulations be amended as follows:

Minimum site area for each Principal Use

MM. That Section 31(9) Parks and Recreation (PR) Development Regulations be amended as follows:

Minimum lot size for subdivision

NN. That Section 32(2) Public Utility (U) Development Regulations be amended as follows:

Minimum site area for each Principal Use

OO. That Section 32(9) Public Utility (U) Development Regulations be amended as follows:

Minimum lot size for subdivision

PP. That Section 33(2) Quarry (Q) Development Regulations be amended as follows:

Minimum site area for each Principal Use

QQ. That Section 33(8) Quarry (Q) Development Regulations be amended as follows:

Minimum lot size for subdivision

RR. That Section 34(2) Environmental Reserve (ER) Development Regulations be amended as follows:

Minimum site area for each Principal Use

SS. That Section 34(7) Environmental Reserve (ER) Development Regulations be amended as follows:

Minimum lot size for subdivision

TT. That Section 35(2) Resource Area (RA) Development Regulations be amended as follows:

Minimum site area for each Principal Use

UU. Section 35(7) Resource Area (RA) Development Regulations be amended as follows:

Minimum lot size for subdivision

VV. That Section 36(2) Forest Reserve (FR) Development Regulations be amended as follows:

Minimum site area for each Principal Use

WW. That Section 36(7) Forest Reserve (FR) Development Regulations be amended as follows:

Minimum lot size for subdivision

**2** This Bylaw shall come into force and effect upon its adoption.

**CITATION**

**3** This Bylaw may be cited as “**Electoral Area ‘G’ Land Use Amendment Bylaw No. 3054, 2025.**”

READ A FIRST TIME this 22 day of January, 2026

READ A SECOND TIME this 22 day of January, 2026

READ A THIRD TIME this 22 day of January, 2026

APPROVED under **Section 52 (3)(a) of the Transportation Act** this [Date] day of [Month], 20XX.

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Approval Authority,  
Ministry of Transportation and Transit

ADOPTED this [Date] day of [Month], 20XX.

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Aimee Watson, Board Chair

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Mike Morrison, Corporate Officer