



Regional District of Central Kootenay
RURAL AFFAIRS COMMITTEE MEETING
Open Meeting Minutes

Wednesday, February 18, 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 |
| C. Hopkyns | Corporate Administration Coordinator |
| C. Feeney | Corporate Administration Assistant – Meeting
Coordinator |

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=GmVSuFaa2RntNTq5nTyh8CpcKj5tAL.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 Drive, 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 February 18, 2026 Rural Affairs Committee meeting be adopted as circulated.

Carried

5. RECEIPT OF MINUTES

The January 21, 2026 Rural Affairs Committee meeting minutes, have been received.

6. DELEGATIONS

Item 7.1 – Baldip Smagh, Smagh Orchards

Item 7.3 – Merv Goddard, Owner & John Purdy, Applicant

7. PLANNING & BUILDING

7.1 NOTICE ON TITLE - SMAGH ORCHARDS

File No.: 3135-20- B-786.02542.000

3020 Erickson Rd, Erickson

(J & B Smagh Orchards Ltd)

Electoral Area B

The Committee Report dated January 15, 2026 from Erik Stout, Building and Bylaw Manager, re: Notice on Title - Smagh Orchards, has been received.

- Erik Stout, Manager of Building and Bylaw provided background to the Committee regarding the file, noting that the building permit application remains incomplete due to missing septic documentation and insufficient construction details to support a code review.
- Property owner Baldip Smagh, Smagh Orchards, shared with the Committee background information on the building. She 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 3020 Erickson Rd, Erickson, BC, Electoral Area B, legally described as BLOCK 13, PLAN NEP730A, DISTRICT LOT 812, KOOTENAY LAND DISTRICT PARCEL 1, EXCEPT PLAN SRW 13512, SEE REF PL 36260I OF PCL B SEE 6107I, MANUFACTURED HOME REG. # 87199; 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

7.2 NOTICE ON TITLE - REMOVAL - DEANS

File No.: 3130-20-H-707.21489.020-BP029152

5705 Cedar Creek Rd, Winlaw

(Timothy Dowes, Kailey Deans, Travis Dowes)

Electoral Area H

The Committee Report dated February 9, 2026 from Erik Stout, Manager of Building and Bylaw re: Cancellation of Notice on Title, has been received.

- Erik Stout, Manager of Building and Bylaw provided background to the Committee regarding the file, sharing that they have completed what is needed for their notice on title to be removed.
- Property owner was not present.
- 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 be authorized to remove the Notice on Title relating to 5705 CEDAR CREEK RD, Electoral Area H, currently owned by TIMOTHY JOHN DOWES, KAILEY MICHELLE DEANS AND TRAVIS GARRETT DOWES, property legally described as PARCEL Z (SEE K15960), DISTRICT LOT 3464, KOOTENAY DISTRICT PLAN 1023, PID 016-054-059, the RDCK Building Department has confirmed that the reason for placing the Notice on Title on January 24, 2009 has been rectified.

Carried

7.3 SUBDIVISION IN THE AGRICULTURAL LAND RESERVE - GODDARD File No.: A2509B

Parcel 1: No Address.

PARCEL A (REFERENCE PLAN 89388I), SUBLOT 7, DISTRICT LOT 362, KOOTENAY DISTRICT PLAN X40

PID: 016-313-003

Parcel 2: 7721, 7213 and 7217 Highway 3, Kitchener

PARCEL A (REFERENCE PLAN 89388I), SUBLOT 8, DISTRICT LOT 362, KOOTENAY DISTRICT PLAN X40

PID: 016-313-020

Parcel 3: No Address.

LOT B, DISTRICT LOT 362, KOOTENAY DISTRICT PLAN NEP23423

PID: 023-561-327

Parcel 4: No Address.

PARCEL A (REFERENCE PLAN 89388I), SUBLOT 2, DISTRICT LOT 362, KOOTENAY DISTRICT PLAN X40

PID: 016-312-996

Parcel 5: No Address.

PARCEL A (REFERENCE PLAN 89388I), SUBLOT 1, DISTRICT LOT 362, KOOTENAY DISTRICT PLAN X40

PID: 016-312-970

(Property Owner: Mervin Goddard, Applicant: John Purdy)

Electoral Area B

The Committee Report dated February 2, 2026 from Sadie Chezenko, Planner 1, re: Subdivision in the Agricultural Land Reserve, has been received.

Sadie Chezenko, Planner, provided an overview to the Committee regarding the subdivision in the agricultural land reserve application which would allow for the boundaries to be adjusted between five adjacent parcels resulting in a total of four parcels.

The applicant, John Purdy, answered the Committee's questions.

Moved and seconded,

And resolved that it be recommended to the Board:

That the Board SUPPORT application A2509B for the proposed Subdivision in the Agricultural Land Reserve proposed by John Purdy for the properties located in Kitchener in Electoral Area 'B' and legally described as PARCEL A (REFERENCE PLAN 89388I), SUBLOT 7, DISTRICT LOT 362, KOOTENAY DISTRICT PLAN X40 (PID: 016-313-003) and PARCEL A (REFERENCE PLAN 89388I), SUBLOT 8, DISTRICT LOT 362, KOOTENAY DISTRICT PLAN X40 (PID: 016-313-020) and LOT B, DISTRICT LOT 362, KOOTENAY DISTRICT PLAN NEP23423 (PID: 023-561-327) and PARCEL A (REFERENCE PLAN 89388I), SUBLOT 2, DISTRICT LOT 362, KOOTENAY DISTRICT PLAN X40 (PID: 016-312-996) and PARCEL A (REFERENCE PLAN 89388I), SUBLOT 1, DISTRICT LOT 362, KOOTENAY DISTRICT PLAN X40 (PID: 016-312-970)

and that the Board directs Staff to ADVANCE the subject application to the Agricultural Land Commission for consideration.

Carried

7.4 LAND USE AMENDMENT - MACE

File No.: Z2505F

2315 West Road

(Britney & Braeden Mace)

Electoral Area F

Rural Affairs Committee Meeting

Referred from December 10, 2025 to January 21, 2026

Referred from January 21, 2026 to February 18, 2026

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

At the January 21, 2026 Rural Affairs Committee meeting, the following motion was passed:

That the following motion BE REFERRED from January 21, 2026 Rural Affairs Committee meeting 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.

Sadie Chezenko, Planner, provided an overview 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 Regional District of Central Kootenay Zoning Amendment Bylaw No. 3040, 2025 being a bylaw to amend the Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004 is hereby given FIRST, SECOND and THIRD reading by content. And that the consideration of adoption BE WITHHELD for Regional District of Central Kootenay Zoning Amendment Bylaw No. 3040, 2025 until the following item has been obtained:

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

Carried

7.5 SMALL SCALE MULTI-UNIT HOUSING (SSMUH) ZONING ALIGNMENT Electoral Areas F, I, J, K

***Rural Affairs Committee Meeting
Referred from January 21, 2026 to February 18, 2026***

The Committee Report dated February 18, 2026 from Sadie Chezenko, Planner, re: SMMUH Zoning Alignment - Areas FIJK, has been received.

At the January 21, 2026 Rural Affairs Committee meeting, the following motion was passed:

That the following motion BE REFERRED from January 21, 2026 Rural Affairs Committee meeting 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).*

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 regarding the options and staff answered questions.

Moved and seconded,
And resolved:

That Staff amend the proposed bylaw by removing mention of the Rural Residential I (R3I) zone.

Carried

Planning staff completed the changes requested and the revised amending bylaw is attached in the addenda.

8. ENVIRONMENTAL SERVICES

No Items.

9. RURAL ADMINISTRATION

9.1 COMMUNITY WORKS APPLICATION - RDCK - BOOSTER PUMP AND MEDIA REPLACEMENT SOUTH SLOCAN WATER SYSTEM

File No.: 1850-CW-327

Electoral Area H

The Committee Report Dated February 4, 2026 from Monique St. Louis, Grants Coordinator, re: Community Works Application - RDCK - Booster Pump and Media Replacement South Slocan Water System, has been received.

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-Booster Pump and Media Replacement South Slocan Water System in the total amount of \$22,000.00 be approved and FURTHER, that funds be transferred from Area H Community Works Funds balance to Service 245 – Water Utility South Slocan.

Carried

9.2 COMMUNITY WORKS APPLICATION - RDCK - CAMPBELL FIELDS OUTDOOR REIMAGINATION PROJECT
File No. 1850-CW-326
Electoral Area H

The Committee Report Dated February 4, 2026 from Monique St. Louis, Grants Coordinator, re: Community Works Application - RDCK - Campbell Fields Outdoor Reimagination Project, has been received.

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 - Campbell Fields Outdoor Reimagination Project in the total amount of \$1,000,000.00 be approved and FURTHER, that funds be transferred from Area H Community Works Funds balance to Service 231 – Slocan Valley South Regional Parks Recreation No. 8.

Carried

9.3 COMMUNITY WORKS APPLICATION - CITY OF CASTLEGAR - DOUKHOBOR DISCOVERY CENTRE-EFFICIENCY & EMISSIONS REDUCTION
File No.: 1850-CW-325
Electoral Area I

The Committee Report Dated February 3, 2026 from Monique St. Louis, Grants Coordinator, re: Community Works Application - City of Castlegar - Doukhobor Discovery Centre - Efficiency and Emissions Reduction, has been received.

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

That the Community Works Fund application submitted by the RDCK for the City of Castlegar - Doukhobor Discovery Centre - EFFICIENCY AND EMISSIONS REDUCTION in

the total amount of \$12,550 be approved and that funds be disbursed from Community Works Funds:
Electoral Area I in the amount of \$12,550.00

Carried

10. PUBLIC TIME

The Chair called for questions from the public and members of the media at 10:03 a.m.

No media or public had questions.

11. ADJOURNMENT

Moved and seconded,
And resolved:

The meeting be adjourned at 10:03 a.m.

Carried

Digitally Approved By

Garry Jackman, Chair

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 3053

A Bylaw to amend Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004

WHEREAS it is deemed expedient to amend the Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004, 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 Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004 be amended as follows:

A. That Division 7 Reduction of Minimum Lot Areas be amended as follows:

Reduction of Minimum Lot Sizes

B. That Section 603(3) General Regulations, Reduction of Minimum Lot Areas be amended as follows:

The minimum lot size for a lot created under Sections 603(1) and 603(2) shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.

C. That Section 623(3) General Regulations, Reduction of Minimum Lot Areas be amended as follows:

Despite section 623(2) secondary suites are permitted on all lots.

D. That Section 700 Suburban Residential (R1) Permitted Uses be amended as follows:

Principal Uses:

Duplex Housing
Single Detached Housing

Accessory Uses:

Accessory Buildings and Structures
Accessory Dwelling Unit, subject to Section 623
Accessory Tourist Accommodation
Home Based Business
Horticulture
Keeping of Farm Animals
Sale of Site Grown Farm Products

- E. That a new Section 701(C) Suburban Residential (R1) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

- F. That Section 800 Ootischenia Suburban Residential (R1A) Permitted Uses be amended as follows:

Principal Uses:

Duplex Housing
Single Detached Housing

Accessory Uses:

Accessory Buildings and Structures
Accessory Dwelling Unit, subject to Section 623
Accessory Tourist Accommodation
Home Based Business
Horticulture
Keeping of Farm Animals
Sale of Site Grown Farm Products

- G. That a new Section 801(1)(C) Ootischenia Suburban Residential (R1A) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

- H. That Section 900 Suburban Residential F (R1F) Permitted Uses be amended as follows:

Principal Uses:

Duplex Housing
Single Detached Housing

Accessory Uses:

Accessory Buildings and Structures
Accessory Dwelling Unit, subject to Section 623
Accessory Tourist Accommodation
Home Based Business
Horticulture
Keeping of Farm Animals
Sale of Site Grown Farm Products

- I. That a new Section 901(1)(C) Suburban Residential F (R1F) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

- J. That Section 1000 Suburban Residential K (R1K) Permitted Uses be amended as follows:

Principal Uses:

Duplex Housing
Single Detached Housing

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Dwelling Unit, subject to Section 623
- Accessory Tourist Accommodation
- Day Care Facility
- Home Based Business
- Horticulture
- Keeping of Farm Animals
- Sale of Site Grown Farm Products

- K. That a new Section 1001(1)(C) Suburban Residential K (R1K) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

- L. That Section 1100 Country Residential (R2) Permitted Uses be amended as follows:

Principal Uses:

- Duplex Housing
- Single Detached Housing

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Dwelling Unit, subject to Section 623
- Accessory Tourist Accommodation
- Home Based Business
- Horticulture
- Keeping of Farm Animals
- Sale of Site Grown Farm Products
- Portable Sawmills for processing of material harvested on site only

- M. That a new Section 1101(5)(B) Country Residential (R2) Permitted Uses be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

- N. That Section 1200 Country Residential I (R2I) Permitted Uses be amended as follows:

Principal Uses:

- Duplex Housing
- Horticulture
- Single Detached Housing

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Dwelling Unit, subject to Section 623
- Accessory Tourist Accommodation
- Home Based Business
- Keeping of Farm Animals
- Sale of Site Grown Farm Products
- Portable Sawmills for processing of material harvested on site only

O. That a new Section 1201(2)(B) Country Residential I (R2I) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

P. That Section 1300 Country Residential K (R2K) Permitted Uses be amended as follows:

Principal Uses:

- Duplex Housing
- Horticulture
- Single Detached Housing

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Dwelling Unit, subject to Section 623
- Accessory Tourist Accommodation
- Day Care Facility
- Home Based Business
- Keeping of Farm Animals
- Sale of Site Grown Farm Product
- Temporary Guest Accommodation as per Section 1303

Q. That a new Section 1301(5)(B) Country Residential K (R2K) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

R. That Section 1400 Country Residential SA (R2SA – South Arrow) Permitted Uses be amended as follows:

Principal Uses:

- Duplex Housing
- Horticulture
- Single Detached Housing

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Dwelling Unit, subject to Section 623
- Accessory Tourist Accommodation
- Home Based Business
- Keeping of Farm Animals
- Sale of Site Grown Farm Products
- Portable Sawmills for processing of material harvested on site only
- Temporary Guest Accommodation as per Section 1402

S. That a new Section 1401(5)(B) Country Residential SA (R2SA – South Arrow) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

T. That Section 1500 Rural Residential (R3) Permitted Uses be amended as follows:

Principal Uses:

- Duplex Housing
- Horticulture
- Single Detached Housing
- Veterinary Clinics

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Dwelling Unit, subject to Section 623
- Accessory Tourist Accommodation
- Home Based Business
- Keeping of Farm Animals
- Micro Cultivation, Cannabis
- Micro Processing, Cannabis
- Nursery, Cannabis
- Sale of Site Grown Farm Products
- Portable Sawmills for processing of material harvested on site only

U. That a new Section 1501(4)(B) Rural Residential (R3) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

V. That Section 1700 Rural Residential K (R3K) Permitted Uses be amended as follows:

Principal Uses:

- Duplex Housing
- Horticulture
- Single Detached Housing
- Veterinary Clinics

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Dwelling Unit, subject to Section 623
- Accessory Tourist Accommodation
- Home Based Business
- Micro Cultivation, Cannabis
- Micro Processing, Cannabis
- Nursery, Cannabis
- Keeping of Farm Animals
- Sale of Site Grown Farm Products
- Small Scale Wood Product Manufacturing subject to Section 1702
- Temporary Guest Accommodation subject to Section 1703

W. That a new Section 1701(5)(B) Rural Residential K (R3K) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

X. That Section 1800 Rural Resource (R4) Permitted Uses be amended as follows:

Principal Uses:

- Duplex Housing
- Horse Riding Stables and Boarding Stables
- Single Detached Housing
- Horticulture
- Kennels
- Veterinary Clinics

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Dwelling Unit, subject to Section 623
- Accessory Tourist Accommodation
- Home Based Business
- Micro Cultivation, Cannabis
- Micro Processing, Cannabis
- Nursery, Cannabis
- Keeping of Farm Animals
- Sale of Site Grown Farm Products
- Portable Sawmills

- Y. That a new Section 1801(4)(B) Rural Resource (R4) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

- Z. That Section 1900 Rural Resource K (R4K) Permitted Uses be amended as follows:

Principal Uses:

- Duplex Housing
- Horse Riding Stables and Boarding Stables
- Horticulture
- Kennels
- Single Detached Housing
- Veterinary Clinics

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Dwelling Unit, subject to Section 623
- Accessory Tourist Accommodation
- Home Based Business
- Keeping of Farm Animals
- Micro Cultivation, Cannabis
- Micro Processing, Cannabis
- Nursery, Cannabis
- Sale of Site Grown Farm Products
- Portable Sawmills
- Temporary Guest Accommodation as per Section 1902

- AA. That a new Section 1901(4)(B) Rural Resource K (R4K) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

- BB. That Section 2000 Rural Resource (R4SA – South Arrow) Permitted Uses be amended as follows:

Principal Uses:

- Duplex Housing
- Horse Riding Stables and Boarding Stables
- Horticulture
- Kennels
- Single Detached Housing
- Veterinary Clinics

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Dwelling Unit, subject to Section 623
- Accessory Tourist Accommodation
- Home Based Business
- Keeping of Farm Animals
- Micro Cultivation, Cannabis
- Micro Processing, Cannabis
- Nursery, Cannabis
- Sale of Site Grown Farm Products
- Portable Sawmills
- Temporary Guest Accommodation as per Section 2002

- CC. That a new Section 2001(4)(B) Rural Resource (R4SA – South Arrow) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

- DD. That Section 2200 Multi-Unit Residential (R6) Permitted Uses be amended as follows:

Principal Uses:

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

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Dwelling Unit, subject to Section 623
- Accessory Tourist Accommodation
- Home Based Business
- Horticulture

- EE. That Section 2300 High Density Residential (R6F) Permitted Uses be amended as follows:

Principal Uses:

- Single Detached Housing

Accessory Uses:

Accessory Buildings and Structures
Secondary Suite

- FF. That Section 2301(1) High Density Residential (R6F) Development Regulations be amended as follows:

The minimum site area for the following uses shall be required as follows:

- GG. That Section 2400 Multi-Unit Residential – F (MFR-F) Permitted Uses be amended as follows:

Principal Uses:

Duplex Housing
Multi-Unit Housing
Single Detached Housing

Accessory Uses:

Accessory Buildings and Structures
Accessory Dwelling Unit, subject to Section 623
Accessory Tourist Accommodation
Day Care Facility
Home Based Business
Horticulture
Keeping of Farm Animals
Sale of Site Grown Farm Products

- HH. That Section 2500 Seasonal Residential (R7) Permitted Uses be amended as follows:

Principal Uses:

Duplex Housing
Horticulture
Single Detached Housing

Accessory Uses:

Accessory Buildings and Structures
Accessory Dwelling Unit, subject to Section 623
Accessory Tourist Accommodation
Home Based Business
Keeping of Farm Animals
Sale of Site Grown Farm Products

- II. That a new Section 2501(1)(C) Seasonal Residential (R7) Permitted Uses be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

- JJ. That Section 2600 Heritage Residential I (HRI) Permitted Uses be amended as follows:

Principal Uses:

Duplex Housing
Single Detached Housing

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Dwelling Unit, subject to Section 623
- Accessory Tourist Accommodation
- Home Based Business
- Horticulture
- Keeping of Farm Animals
- Sale of Site Grown Farm Products

- KK. That a new Section 2601(1)(C) Heritage Residential I (HRI) Development Regulations be added as follows:

Only one Single Detached Housing or Duplex Housing is permitted per lot.

- LL. That Section 2700 Agriculture 1 (AG1) Permitted Uses be amended as follows:

Principal Uses:

- Agriculture
- All activities designated as "Farm Use" as defined in the Agricultural Land Commission Act and Part 2 of the Agricultural Land Reserve Use Regulation as amended or replaced from time to time
- Kennel
- Micro Cultivation, Cannabis
- Micro Processing, Cannabis
- Nursery, Cannabis
- Single Detached Housing
- Standard Cultivation, Cannabis
- Standard Processing, Cannabis
- Veterinary Clinic (may require ALC non-farm use approval)

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit, subject to Section 623
- Accessory Tourist Accommodation
- Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (may require ALC non-farm use approval)
- Home Based Business
- Portable Sawmills for processing of material harvested on site only
- Temporary Farm Worker Housing (may require ALC non adhering residential use approval)

- MM. That a new Section 2701(1)(C) Agriculture 1 (AG1) Development Regulations be added as follows:

Only one Single Detached Housing is permitted per lot.

- NN. That Section 2800 Agriculture 2 (AG2) Permitted Uses be amended as follows:

Principal Uses:

Agriculture

All activities designated as "Farm Use" as defined in the Agricultural Land Commission Act and Part 2 of the Agricultural Land Reserve Use Regulation as amended or replaced from time to time

Kennel

Micro Cultivation, Cannabis

Micro Processing, Cannabis

Nursery, Cannabis

Single Detached Housing

Standard Cultivation, Cannabis

Standard Processing, Cannabis

Veterinary Clinic (may require ALC non-farm use approval)

Accessory Uses:

Accessory Buildings or Structures

Accessory Dwelling Unit, subject to Section 623

Accessory Tourist Accommodation

Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (may require ALC non-farm use approval)

Home Based Business

Portable Sawmills for processing of material harvested on site only

Temporary Farm Worker Housing (may require ALC non adhering residential use approval)

OO. That a new Section 2801(1)(C) Agriculture 2 (AG2) Development Regulations be added as follows:

Only one Single Detached Housing is permitted per lot.

PP. That Section 2900 Agriculture 3 (AG3) Permitted Uses be amended as follows:

Principal Uses:

Agriculture

All activities designated as "Farm Use" as defined in the Agricultural Land Commission Act and Part 2 of the Agricultural Land Reserve Use Regulation as amended or replaced from time to time

Kennel

Micro Cultivation, Cannabis

Micro Processing, Cannabis

Nursery, Cannabis

Single Detached Housing

Standard Cultivation, Cannabis

Standard Processing, Cannabis

Veterinary Clinic (may require ALC non-farm use approval)

Accessory Uses:

Accessory Buildings or Structures

Accessory Dwelling Unit, subject to Section 623

Accessory Tourist Accommodation

Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (may require ALC non-farm use approval)
Home Based Business
Portable Sawmills for processing of material harvested on site only
Temporary Farm Worker Housing (may require ALC non adhering residential use approval)

QQ. That a new Section 2901(1)(C) Agriculture 3 (AG3) Development Regulations be added as follows:

Only one Single Detached Housing is permitted per lot.

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

CITATION

3 This Bylaw may be cited as “**Regional District of Central Kootenay Zoning Amendment Bylaw No. 3053, 2025**”

READ A FIRST TIME this 19 day of February, 2026

READ A SECOND TIME this 19 day of February, 2026

READ A THIRD TIME this 19 day of February, 2026

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

Approval Authority,
Ministry of Transportation and Transit

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

Aimee Watson, Board Chair

Mike Morrison, Corporate Officer