



REGIONAL DISTRICT OF CENTRAL KOOTENAY

**AREA B ADVISORY PLANNING AND HERITAGE
COMMISSION
OPEN MEETING AGENDA**

7:00PM

Tuesday, March 24, 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/94587073424?pwd=4jkdnpZzM89MQZGZz3fj0dPx9wr8y.1>

Join by Phone:

+1 778 907 2071 Canada Toll-free

Meeting ID: 945 8707 3424

Meeting Password: 147647

In-Person Location: Creston Public Library – 531 16 Avenue South, Creston, BC

1. CALL TO ORDER

Director Tierney called the meeting to order at ____ p.m.

2. ELECTION OF THE AREA B ADVISORY PLANNING AND HERITAGE COMMISSION (APHC) CHAIR

1. Call for Nominations (3 times)
2. Opportunity for Candidates to Address the Committee (two minutes per address)
3. Vote by Secret Ballot
4. Declaration of Elected or Acclaimed Area B APHC Chair
5. Destroy Ballots

RECOMMENDATION:

That the ballots used in the election of the Area B APHC Chair be destroyed.

3. CHAIR'S ADDRESS

4. COMMENCEMENT OF THE AREA B ADVISORY PLANNING AND HERITAGE COMMISSION MEETING

The Chair assumes the chair.

5. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

We would like to acknowledge that this meeting is being held on the unceded traditional territory of the Ktunaxa Nation and the Yaqaan Nuʔkiy People.

6. ADOPTION OF AGENDA

MOVED and seconded,
AND Resolved:

The Agenda for the March 24, 2026 Electoral Area B Advisory Planning and Heritage Commission meeting, be adopted as circulated.

Carried/Defeated/Referred

7. RECEIPT OF MINUTES

The October 29, 2025 Electoral Area B Advisory Planning and Heritage Commission minutes, have been received.

8. STAFF REPORTS

8.1 Development Variance Permit Application - Goertzen

The Referral Package dated March 5, 2026 from Planner Zachari Giacomazzo, has been received.

Moved and seconded,
AND Resolved that it be recommended to the Board:

That the Area B Advisory Planning Commission SUPPORT/NOT SUPPORT the Development Variance Permit Application to Roderick & Lorena Goertzen for the property located 301 36 Avenue South, Erickson and legally described as LOT 1 DISTRICT LOT 812 KOOTENAY DISTRICT PLAN 10845 (PID: 012-856-088)

Carried/Defeated/Referred

8.2 Land Use Bylaw Amendment Application - Katie Kendall, Columbia Basin Trust on behalf of Friends of Kitchener Society

The Referral Package dated March 4, 2026 from Planner Zachari Giacomazzo, has been received.

Moved and seconded,
AND Resolved that it be recommended to the Board:

That the Area B Advisory Planning Commission SUPPORT/NOT SUPPORT the Land Use Bylaw Amendment Application to Katie Kendall, Columbia Basin Trust on behalf of Friends of Kitchener Society for the property located 6253 Kitchener Road, Kitchener and legally described as LOT A DISTRICT LOT 4592 KOOTENAY DISTRICT PLAN NEP79222 (PID: 026-457-261)

Carried/Defeated/Referred

9. SANCA CREEK PROJECT

Commissioner Bauer has a power point presentation on the Sanca Creek project.

10. PUBLIC TIME

The Chair will call for questions from the public at ____ p.m.

11. NEXT MEETING

The next Electoral Area B Advisory Planning and Heritage Commission Meeting is scheduled for April 28, 2026 at 7:00 p.m.

ADJOURNMENT

MOVED and seconded,

AND Resolved:

The Electoral Area B Advisory Planning and Heritage Commission meeting be adjourned at ____ p.m.



REGIONAL DISTRICT OF CENTRAL KOOTENAY

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

7:00PM

Wednesday, October 29, 2025

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/94587073424?pwd=4jkdnpZZM89MQZGZz3fj0dPx9wr8y.1>

Join by Phone:

+1 778 907 2071 Canada Toll-free

Meeting ID: 945 8707 3424

Meeting Password: 147647

In-Person Location: Creston Valley Public Library – 531 16 Avenue South, Creston, BC

COMMISSIONERS

Commissioner Wade Brunham	Electoral Area B, Chair
Commissioner Jerry Bauer	Electoral Area B
Commissioner Lon Main	Electoral Area B
Commissioner Jon Delcaro	Electoral Area B
Commissioner Karen Kraan	Electoral Area B
Commissioner Randy Meyer	Electoral Area B
Commissioner Petra Flaa	Electoral Area B

ABSENT COMMISSIONERS

Commissioner Adam Mjolsness	Electoral Area B
Commissioner Daryl Bjarnason	Electoral Area B
Commissioner Brock Lillico	Electoral Area B

DIRECTORS

Roger Tierney	Electoral Area B, Director
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STAFF

Sadie Chezenko	Planner 1
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Robin Baril

Meeting Coordinator

7 out of 11 voting Commission/Committee members were present – quorum was met.

1. CALL TO ORDER

Chair Brunham called the meeting to order at 6:58 p.m.

2. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

We would like to acknowledge that this meeting is being held on the unceded traditional territory of the Ktunaxa Nation and the Yaqaṅ Nuʔkiy People.

3. ADOPTION OF AGENDA

MOVED and seconded,
AND Resolved:

The Agenda for the October 29, 2025 Electoral Area B Advisory Planning and Heritage Commission meeting, be adopted as circulated.

Carried

4. RECEIPT OF MINUTES

The August 27, 2025 Electoral Area B Advisory Planning and Heritage Commission minutes, have been received.

ORDER OF THE AGENDA CHANGED The Order of Business was changed to consider Item 6.1 at this time.

6. OLD BUSINESS

6.1 Bylaw Amendment Referral Form – Amendments to Zoning Bylaws

Staff presented an overview of the proposed changes to the Comprehensive Land Use Bylaw No. 2315, 2013. Modernizing the terminology used in the bylaw, including replacing ‘notwithstanding’ with ‘despite’; as well as clarifying that Residential lots permit one (1) single detached housing or duplex per lot and one (1) Accessory Dwelling Unit. Agricultural lots are permitted only one (1) single detached housing and one (1) Farmworker Dwelling Unit. This amendment to the zoning bylaw clarifies and re-organizes some of the wording and how many primary residences are allowed per lot within the Bylaw.

The Commission remains concerned that utility services, mainly water improvements are needed in order to consider more than one (1) primary residence per lot.

MOVED and seconded,
AND Resolved:

That the Area B Advisory Planning Commission SUPPORT the Bylaw Amendment Referral Form – Amendments to Zoning Bylaw for Area ‘B’ Comprehensive Land Use Bylaw No. 2315, 2013.

Carried

ORDER OF THE AGENDA RESUMED Item 5.1 Bylaw Amendment Application – Referral Form be considered at this time.

5. STAFF REPORTS

5.1 Bylaw Amendment Application – Referral Form

Staff gave a brief overview of the change in wording within the Schedule 'A' Official Community Plan. This includes changing all references to primary residence to 'single detached or duplex housing' and referring to 'accessory dwellings' to now be known as 'accessory dwelling units'.

MOVED and seconded,
AND Resolved:

That the Area B Advisory Planning Commission SUPPORT the Bylaw Amendment Application – Referral Form for Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013.

Carried

7. PUBLIC TIME

No questions from the media or public.

8. NEXT MEETING

The next Electoral Area B Advisory Planning and Heritage Commission Meeting is scheduled for November 26, 2025 at 7:00 p.m.

ADJOURNMENT

MOVED and seconded,
AND Resolved:

The Electoral Area B Advisory Planning and Heritage Commission meeting be adjourned at 7:45 p.m.

Carried

Digitally approved by

Wade Brunham, Chair



Development Variance Permit Application

Referral Form – RDCK File V2601B

Date: March 5, 2026

You are requested to comment on the attached DEVELOPMENT VARIANCE PERMIT for potential effect on your agency's interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO APRIL 6, 2026). If no response is received within that time, it will be assumed that your agency's interests are unaffected.

LEGAL DESCRIPTION & GENERAL LOCATION:

301 36TH AVE SOUTH, Erickson, Electoral Area 'B'
 LOT 1 DISTRICT LOT 812 KOOTENAY DISTRICT PLAN 10845 (PID: 012-856-088)

PRESENT USE AND PURPOSE OF PERMIT REQUESTED:

The subject property is located approximately 2 km east of the Town of Creston in the community Erickson and is within the ALR. The property is 2.4 hectares in size, fronts directly on 36th Ave South and is zoned Agriculture 1 (AG1). The property is presently vacant, however there was previously a single detached dwelling in approximately the same location where the new dwelling is proposed. There are existing services (e.g. concrete septic tank, water service lines, hydro pole for FortisBC overhead electrical service) from 36th Ave South to the proposed homesite. Access to the property is provided by a gravel driveway that is shared with the property directly to the south.

The purpose of this Development Variance Permit (DVP) is to authorize the farm residential footprint to be a maximum of 120 metres from the front property line whereas the bylaw requires that the maximum depth of the Farm Residential Footprint shall not exceed 60 metres from the Front Lot Line.

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING	OCP
2.4 ha (6 acres)	Within the ALR	Agriculture 1 (AG1) in Comprehensive Land Use Bylaw No. 2316, 2013	Agriculture (AG) in Comprehensive Land Use Bylaw No. 2316, 2013

APPLICANT: Roderick E. Goertzen and Lorena C. Goertzen

Please provide your response via email. If your agency's interests are 'Unaffected' no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this permit.

**ZACHARI GIACOMAZZO, PLANNER
 REGIONAL DISTRICT OF CENTRAL KOOTENAY**

<input checked="" type="checkbox"/> MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE <input checked="" type="checkbox"/> HABITAT BRANCH (Environment) <input checked="" type="checkbox"/> FRONTCOUNTER BC (MFLNRORD) <input checked="" type="checkbox"/> AGRICULTURAL LAND COMMISSION <input checked="" type="checkbox"/> REGIONAL AGROLOGIST <input type="checkbox"/> ENERGY & MINES <input checked="" type="checkbox"/> ARCHAEOLOGY BRANCH <input checked="" type="checkbox"/> INTERIOR HEALTH, HBE TEAM <input checked="" type="checkbox"/> WATER SYSTEM OR IRRIGATION DISTRICT (ERICKSON RDCK WATER SYSTEM) <input checked="" type="checkbox"/> UTILITIES (FORTIS, BC HYDRO, NELSON HYDRO, COLUMBIA POWER)	REGIONAL DISTRICT OF CENTRAL KOOTENAY DIRECTORS FOR: <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K ALTERNATIVE DIRECTORS FOR: <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K <input checked="" type="checkbox"/> APHC AREA 'B' <input checked="" type="checkbox"/> CRESTON VALLEY AGRICULTURE ADVISORY COMMISSION (CVAAC) <input checked="" type="checkbox"/> RDCK FIRE SERVICES <input type="checkbox"/> RDCK EMERGENCY SERVICES <input checked="" type="checkbox"/> RDCK BUILDING SERVICES <input checked="" type="checkbox"/> RDCK UTILITY SERVICES (ERICKSON WATER SYSTEM) <input type="checkbox"/> RDCK RESOURCE RECOVERY <input type="checkbox"/> RDCK REGIONAL PARKS
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The personal information on this form is being collected pursuant to *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015* for the purpose of determining whether the application will affect the interests of other agencies or adjacent property owners. The collection, use and disclosure of personal information are subject to the provisions of FIPPA. Any submissions made are considered a public record for the purposes of this application. Only personal contact information will be removed. If you have any questions about the collection of your personal information, contact the Regional District Privacy Officer at 250.352.6665 (toll free 1.800.268.7325), info@rdck.bc.ca, or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

RETURN TO: ZACHARI GIACOMAZZO, PLANNER
DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES
REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 LAKESIDE DRIVE
NELSON, BC V1L 5R4
Ph. 250-352-8190
Email: plandept@rdck.bc.ca

RDCK Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
 Box 590, 202 Lakeside Drive,
 Nelson, BC V1L 5R4
 Phone: 1-800-268-7325 www.rdck.bc.ca
 maps@rdck.bc.ca

Legend

- | | |
|------------------------|---------------------------|
| Place Names | Electoral Areas |
| Lakes and Rivers | RDCK Streets |
| Streams and Shorelines | Cadastre - Property Lines |

Map Scale:

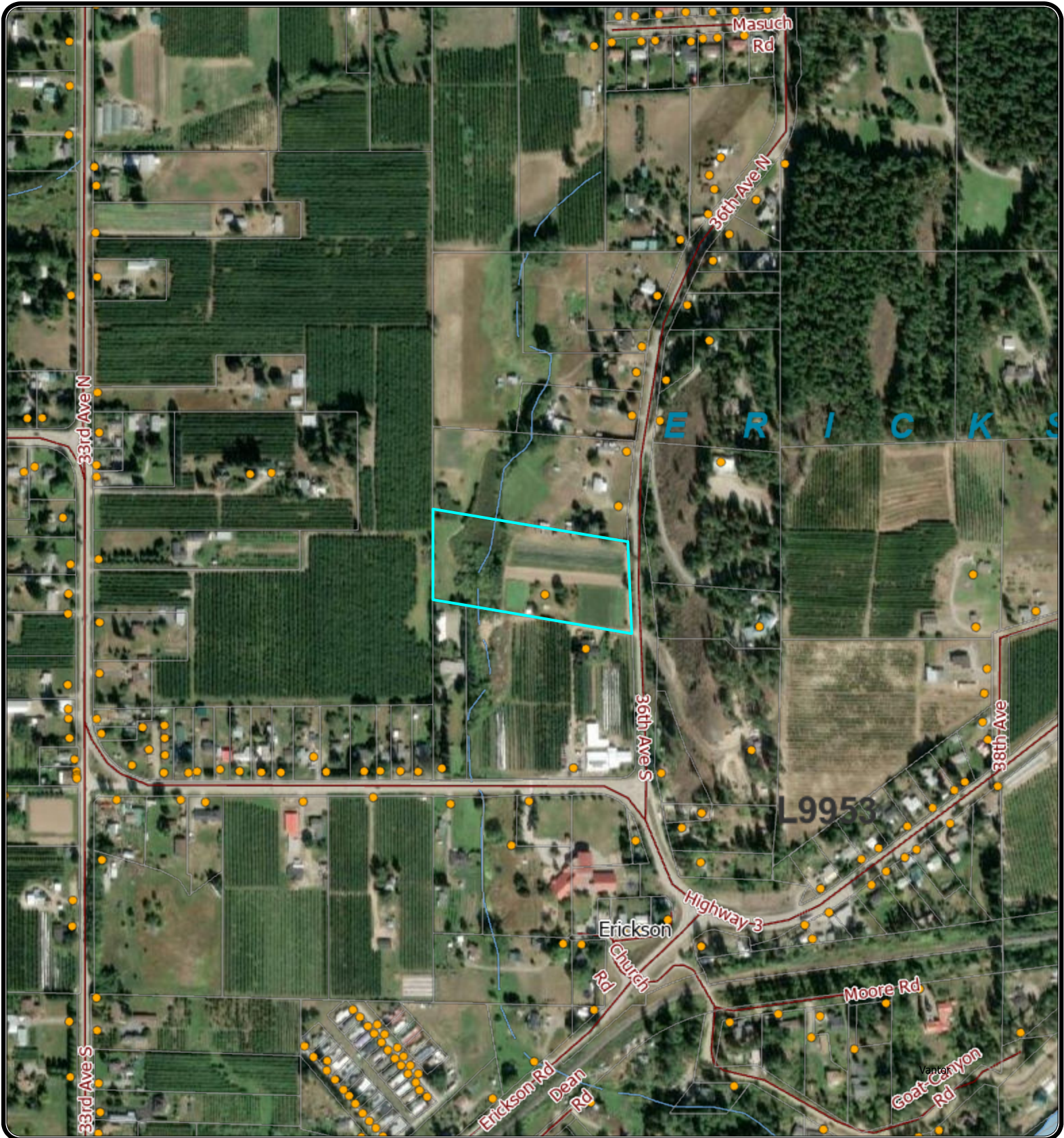
1:18,056

Date: February 17, 2026









The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

RDCK Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
 Box 590, 202 Lakeside Drive,
 Nelson, BC V1L 5R4
 Phone: 1-800-268-7325 www.rdck.bc.ca
 maps@rdck.bc.ca

Legend

- Place Names
-  Lakes and Rivers
-  Streams and Shorelines
-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points

Map Scale:

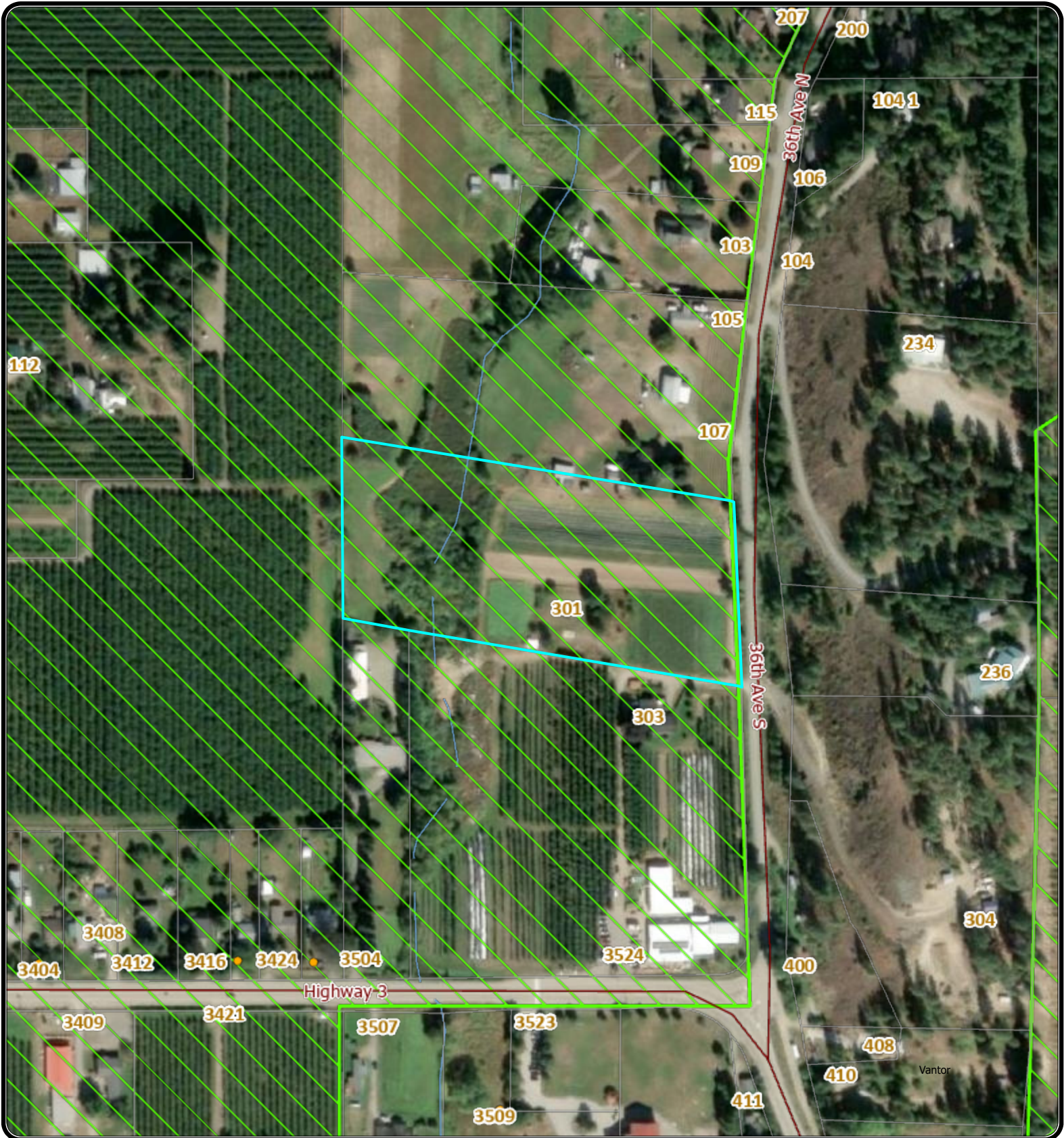
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Date: February 17, 2026



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RDCK Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
 Box 590, 202 Lakeside Drive,
 Nelson, BC V1L 5R4
 Phone: 1-800-268-7325 www.rdck.bc.ca
 maps@rdck.bc.ca

Legend

- Agriculture Land Reserve
- Streams and Shorelines
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

1:4,514

Date: February 17, 2026



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RDCK Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
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Official Community Plan

- Agriculture
- Community Services
- Suburban Residential

Legend

- Streams and Shorelines
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

1:4,514

Date: February 17, 2026



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RDCK Map



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 Phone: 1-800-268-7325 www.rdck.bc.ca
 maps@rdck.bc.ca

Zoning Class

- Agriculture
- Community Services
- Residential 1
- Streams and Shorelines

Legend

- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

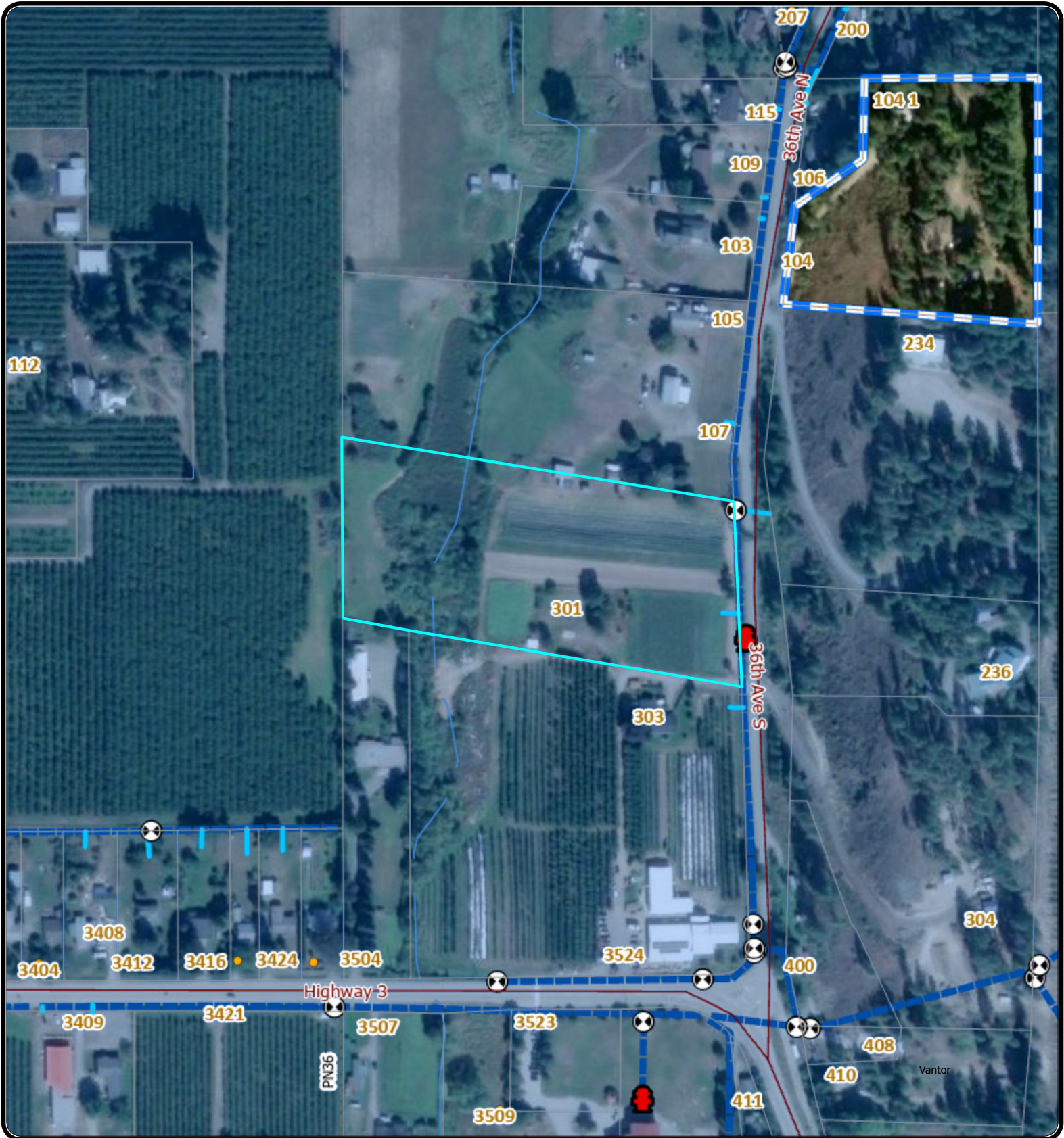
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Date: February 17, 2026



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RDCK Map



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 maps@rdck.bc.ca

Legend

--- Decommissioned Mainline

⊗ Valves

Water Systems

RDCK OWNED

Main Line

Service Connections

Hydrants

Hydrant

Streams and Shorelines

Electoral Areas

RDCK Streets

Cadastre - Property Lines

Address Points

Map Scale:

1:4,514

Date: February 17, 2026








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RDCK Map



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 maps@rdck.bc.ca

Legend

-  Streams and Shorelines
-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points

Map Scale:

1:2,257

Date: February 17, 2026



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

Proposal Summary for 301 36th Ave S, Erickson BC LOT 1 PLAN NEP10845 DISTRICT LOT 812
KOOTENAY LAND DISTRICT (GOERTZEN)

The depth of the FRF in this site plan would require a variance as it would be 120m rather than the 60m permitted by regulation 23(5). We request a variance to section 23(5) of the bylaw to permit the FRF to not exceed 120m from the front lot line. This allows a house to be built upon the previous house location and the submission has the intent to maintain the existing yard site as it existed upon our 1993 purchase of the property. There would be no impact to the adjacent properties. The current yard site has a concrete septic tank, a power pole which Fortis allowed power to be maintained, and there are existing underground water/irrigation lines from the property front to the yard site. Frank Wlokas (adjacent property to the south) had a natural gas line for his usage installed along our roadway/property line of sufficient size so we could connect to the gas line at a later date. Pilings and concrete slabs of the first house remain on site. The proposal continues to use the established and shared road between the properties (south side) with this proposal using the existing driveway in the yard site. No new road construction is required. The proposal also allows the current ALR land used for agricultural purposes to continue as is. An agricultural use out building on the yard site is proposed to allow storage and maintenance of the land use equipment and materials so the long term ALR land usage of the property can continue.



23.0 AGRICULTURE 1 (AG1)

Permitted Uses

1. Subject to the *British Columbia Agricultural Land Commission Act, Agricultural Land Reserve Use Regulation* and Orders, land, buildings and structures in the Agriculture 1 (AG1) zone shall be used for the following purposes only:

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

Nursery, Greenhouses and Florist

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

Development Regulations

2. The minimum lot area shall be 4 hectares.
- 2b. The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.
3. The maximum site coverage permitted shall be 35 percent of the lot area unless an area not larger than 60 percent of the lot is covered with greenhouses.
4. The maximum Farm Residential Footprint shall be a maximum of 2000 square meters where one dwelling unit is permitted plus 500 square meters per additional permitted dwelling unit.
5. The maximum depth of the Farm Residential Footprint shall not exceed 60.0 metres measured from the Front Lot Line or Exterior Side Lot Line.
6. The Maximum Gross Floor Area of the Single Detached Housing is 300.0 square metres.
7. A Farmworker Dwelling Unit is permitted on a lot provided that all of the following apply:



Land Use Bylaw Amendment Application

Referral Form – RDCK File Z2601B

Amendments to Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013

Date: March 4, 2026

You are requested to comment on the attached Bylaw Amendment for potential effect on your agency's interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO APRIL 3, 2026).

PURPOSE OF THE BYLAW AMENDMENT:

The subject property is the location of Kitchener Valley Park, however the existing zoning/land use are not aligned with the existing and proposed use of the site.

The property owners are seeking a bylaw amendment to rezone the subject property from Community Services (CS) to Park and Recreation (PR) and to redesignate the property from Community Services (CS) and Rural Residential (RR) to Park and Recreation (PR) in order to better reflect the existing and long-term use of the property as a community park and outdoor recreation space.

This land use bylaw amendment is required to authorize planned improvements that include the demolition and reconstruction of aging park structures, construction of a picnic shelter, storage buildings, and the refurbishment of sport courts and trails.

LEGAL DESCRIPTION & GENERAL LOCATION:

6253 Kitchener Road, Kitchener, Electoral Area 'B'
 LOT A DISTRICT LOT 4592 KOOTENAY DISTRICT PLAN NEP79222 (PID: 026-457-261)

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING DESIGNATION	OCP DESIGNATION
1 hectare (2.52 acres)	n/a	Community Services (CS)	Community Services (CS) and Rural Residential (RR)

APPLICANT:

Katie Kendall, Columbia Basin Trust on behalf of Friends of Kitchener Society

Please provide your response via email.

If your agency's interests are 'Unaffected' no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this permit.

If you are an RDCK commission member, do not respond via email. Your response is the commission's recommendation which staff will collect from the meeting minutes.

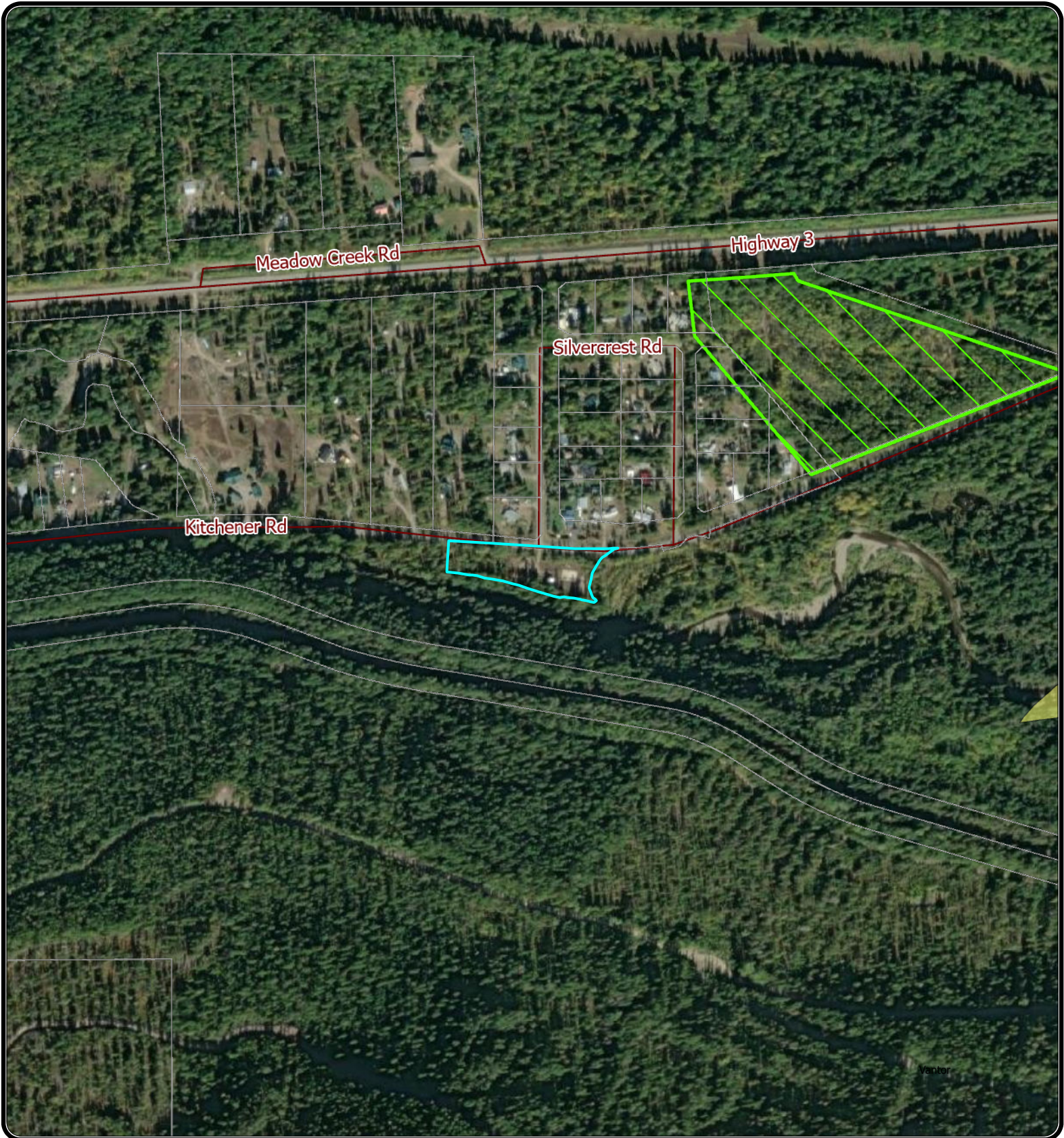
**ZACHARI GIACOMAZZO, PLANNER
 REGIONAL DISTRICT OF CENTRAL KOOTENAY**

<input checked="" type="checkbox"/> MINISTRY OF TRANSPORTATION (WEST KOOTENAY) <input checked="" type="checkbox"/> HABITAT BRANCH <input checked="" type="checkbox"/> FRONT COUNTER BC (FLNRORD) <input type="checkbox"/> AGRICULTURAL LAND COMMISSION <input type="checkbox"/> REGIONAL AGROLOGIST <input type="checkbox"/> ENERGY & MINES <input type="checkbox"/> MUNICIPAL AFFAIRS & HOUSING	FIRST NATIONS <input checked="" type="checkbox"/> KTUNAXA NATION COUNCIL (ALL REFERRALS) YAQAN NU?KIY (LOWER KOOTENAY) ?AKINK'UM?ASNUQ?I?IT (TOBACCO PLAINS) ?AKISQNUK (COLUMBIA LAKE) ?AQ'AM (ST. MARY'S) <input type="checkbox"/> OKANAGAN NATION ALLIANCE
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<input checked="" type="checkbox"/> INTERIOR HEALTH HBE Team, Nelson <input type="checkbox"/> KOOTENAY LAKES PARTNERSHIP <input checked="" type="checkbox"/> ARCHAEOLOGY BRANCH <input checked="" type="checkbox"/> SCHOOL DISTRICT NO. 8 <input type="checkbox"/> WATER SYSTEM OR IRRIGATION DISTRICT <input checked="" type="checkbox"/> UTILITIES (FORTIS, BC HYDRO, NELSON HYDRO, COLUMBIA POWER) REGIONAL DISTRICT OF CENTRAL KOOTENAY DIRECTORS FOR: <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K ALTERNATIVE DIRECTORS FOR: <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K <input checked="" type="checkbox"/> APHC AREA B <input checked="" type="checkbox"/> RDCK FIRE SERVICES – DISTRICT CHIEF (BY AREA) <input checked="" type="checkbox"/> RDCK EMERGENCY SERVICES <input checked="" type="checkbox"/> RDCK BUILDING SERVICES <input type="checkbox"/> RDCK UTILITY SERVICES <input checked="" type="checkbox"/> RDCK REGIONAL PARKS <input checked="" type="checkbox"/> RDCK FINANCE DEPARTMENT <input checked="" type="checkbox"/> RDCK ENVIRONMENTAL SERVICES (RESOURCE RECOVERY)	<input type="checkbox"/> C'ƏC'ƏWIXA? (UPPER SIMILKAMEEN) <input type="checkbox"/> KƛK'ƏR'MÍWS (LOWER SIMILKAMEEN) <input type="checkbox"/> SNPÍNTKTN (PENTICTON) <input type="checkbox"/> STQA?TKWƏ+WT (WEST BANK) <input type="checkbox"/> SUKNAQÍNX (OKANAGAN) <input type="checkbox"/> SWÍWS (OSOYOOS) <input type="checkbox"/> SPAXOMƏN (UPPER NICOLA) <input type="checkbox"/> SHUSWAP NATION TRIBAL COUNCIL <input checked="" type="checkbox"/> KENPÉSQT (SHUSWAP) <input type="checkbox"/> QW?EWT (LITTLE SHUSWAP) <input type="checkbox"/> SEXQELTQÍN (ADAMS LAKE) <input type="checkbox"/> SIMPCW ((SIMPCW) <input type="checkbox"/> SKEMTSIN (NESKONLITH) <input type="checkbox"/> SPLATSÍN (SPLATSÍN FIRST NATION) <input type="checkbox"/> SKEETCHESTN INDIAN BAND <input type="checkbox"/> TK'EMLUPS BAND <input type="checkbox"/> SINIXT CONFEDERACY
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The personal information on this form is being collected pursuant to *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015* for the purpose of determining whether the application will affect the interests of other agencies or adjacent property owners. The collection, use and disclosure of personal information are subject to the provisions of FIPPA. Any submissions made are considered a public record for the purposes of this application. Only personal contact information will be removed. If you have any questions about the collection of your personal information, contact the Regional District Privacy Officer at 250.352.6665 (toll free 1.800.268.7325), info@rdck.bc.ca, or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

RETURN TO: ZACHARI GIACOMAZZO, PLANNER
 DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES
 REGIONAL DISTRICT OF CENTRAL KOOTENAY
 BOX 590, 202 LAKESIDE DRIVE
 NELSON, BC V1L 5R4
 Ph. 250-352-8190
 Email: plandept@rdck.bc.ca



REGIONAL DISTRICT OF CENTRAL KOOTENAY
 Box 590, 202 Lakeside Drive,
 Nelson, BC V1L 5R4
 Phone: 1-800-268-7325 www.rdck.bc.ca
 maps@rdck.bc.ca

Legend

- Agriculture Land Reserve
- Non Standard Flooding Erosion Area
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines

Map Scale:

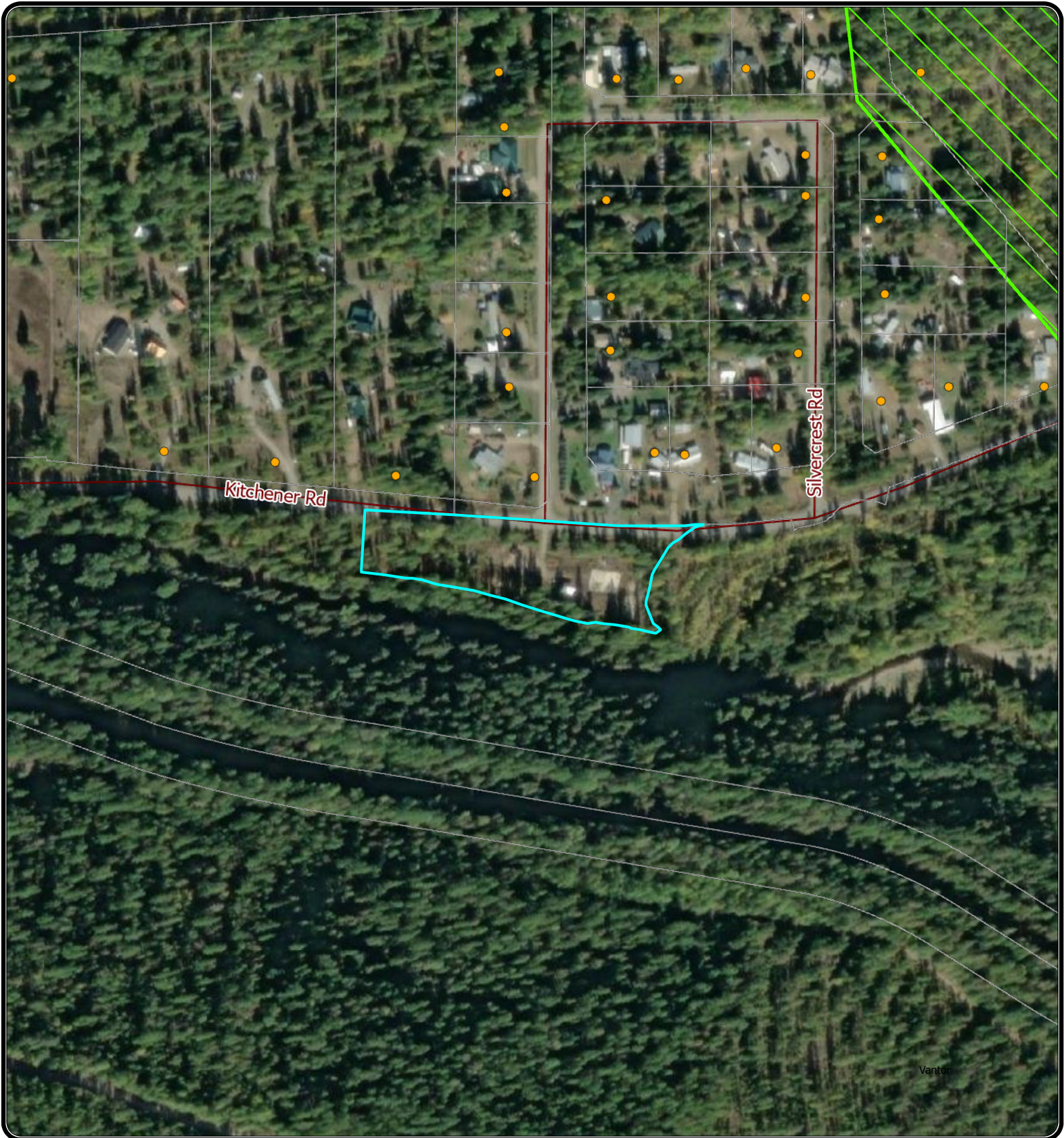
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Date: February 25, 2026



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

RDCK Map- Z2601B








Vantor



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Legend

-  Agriculture Land Reserve
-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points

Map Scale:

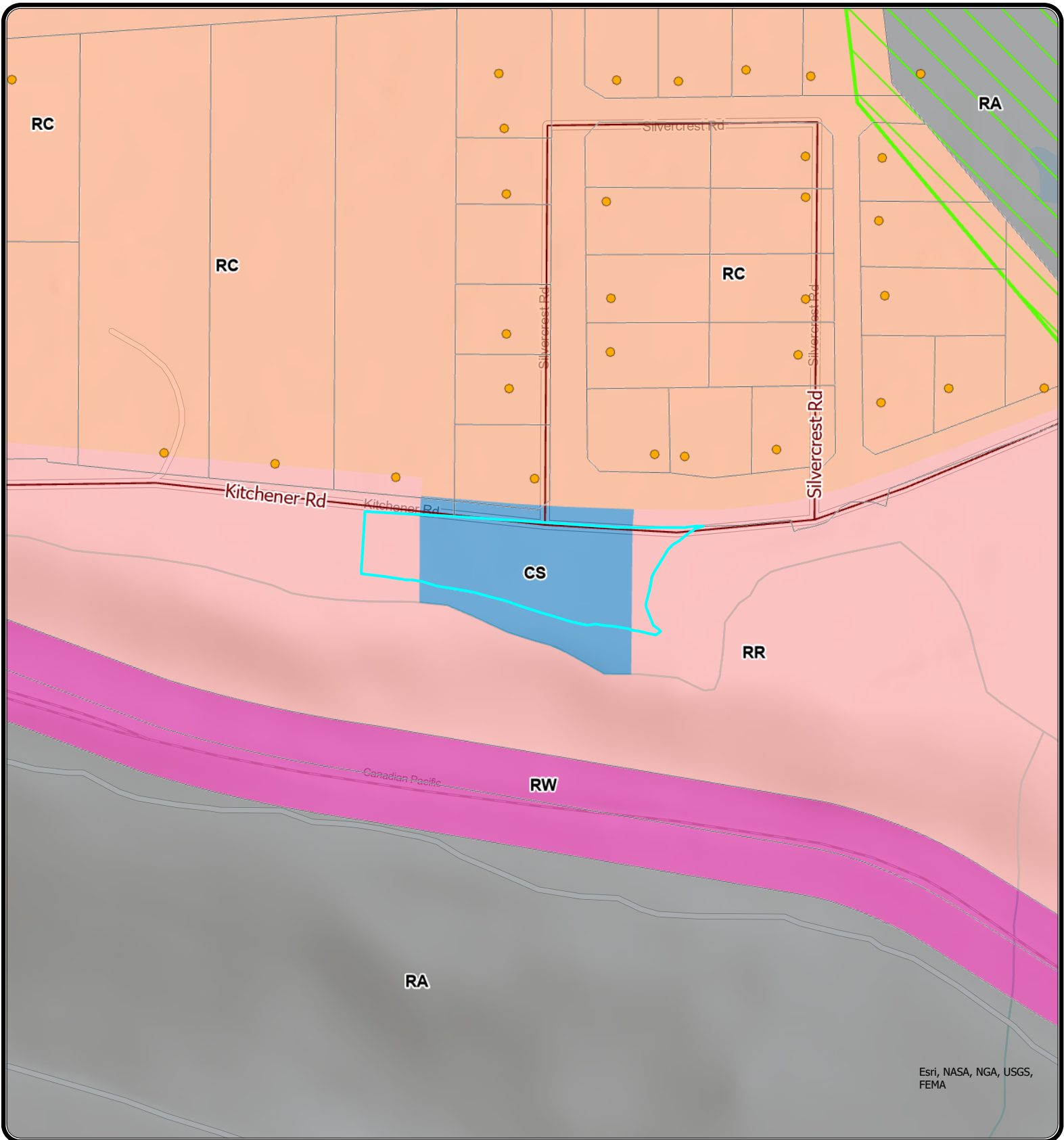
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Date: February 25, 2026



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RDCK Map- Z2601B



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Official Community Plan

- Community Services
- Country Residential
- Resource Area
- Rural Residential
- Utility, Railway and Transportation

Legend

- Agriculture Land Reserve
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

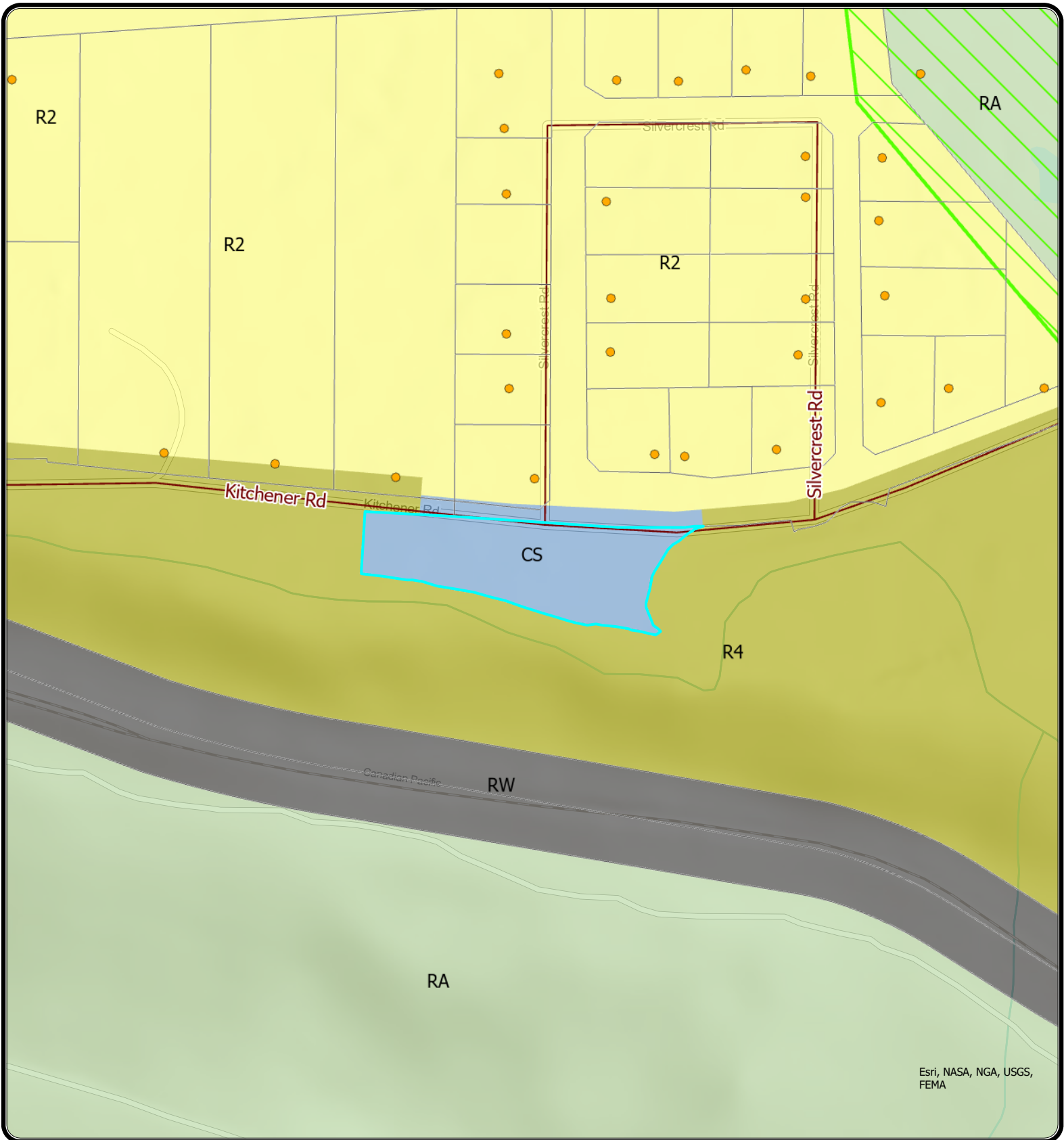
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 Agriculture Land Reserve

Zoning Class

-  Community Services
-  Railway
-  Residential 2

Legend

-  Residential 4
-  Resource Area
-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points

Map Scale:

1:5,000

Date: February 25, 2026



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Prepared by applicant

KITCHENER VALLEY PARK BYLAW AMENDMENT PROPOSAL SUMMARY

February 5, 2026

- **Existing Bylaw:** Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316
- **Current Zoning:** Community Services (CS)
- **Current OCP Designation:** Rural Residential (RR) & Community Services (CS)
- **Proposed New Zoning:** Parks & Recreation (PR)
- **Proposed New OCP Designation:** Parks & Recreation (PR)

This application proposes to amend the zoning and Official Community Plan (OCP) designation of Kitchener Valley Park from Community Services (CS) to Parks & Recreation (PR) to better reflect the existing and intended long-term use of the property as a community park and outdoor recreation space.

The proposed Parks & Recreation (PR) zoning will allow for the development and enhancement of park-related infrastructure, including a picnic shelter, stage/storage building, pathways, parking space, playground features, refurbished sport court, seating areas, and open green space. These uses are consistent with the current function of the property and align with how the park is used by residents today.

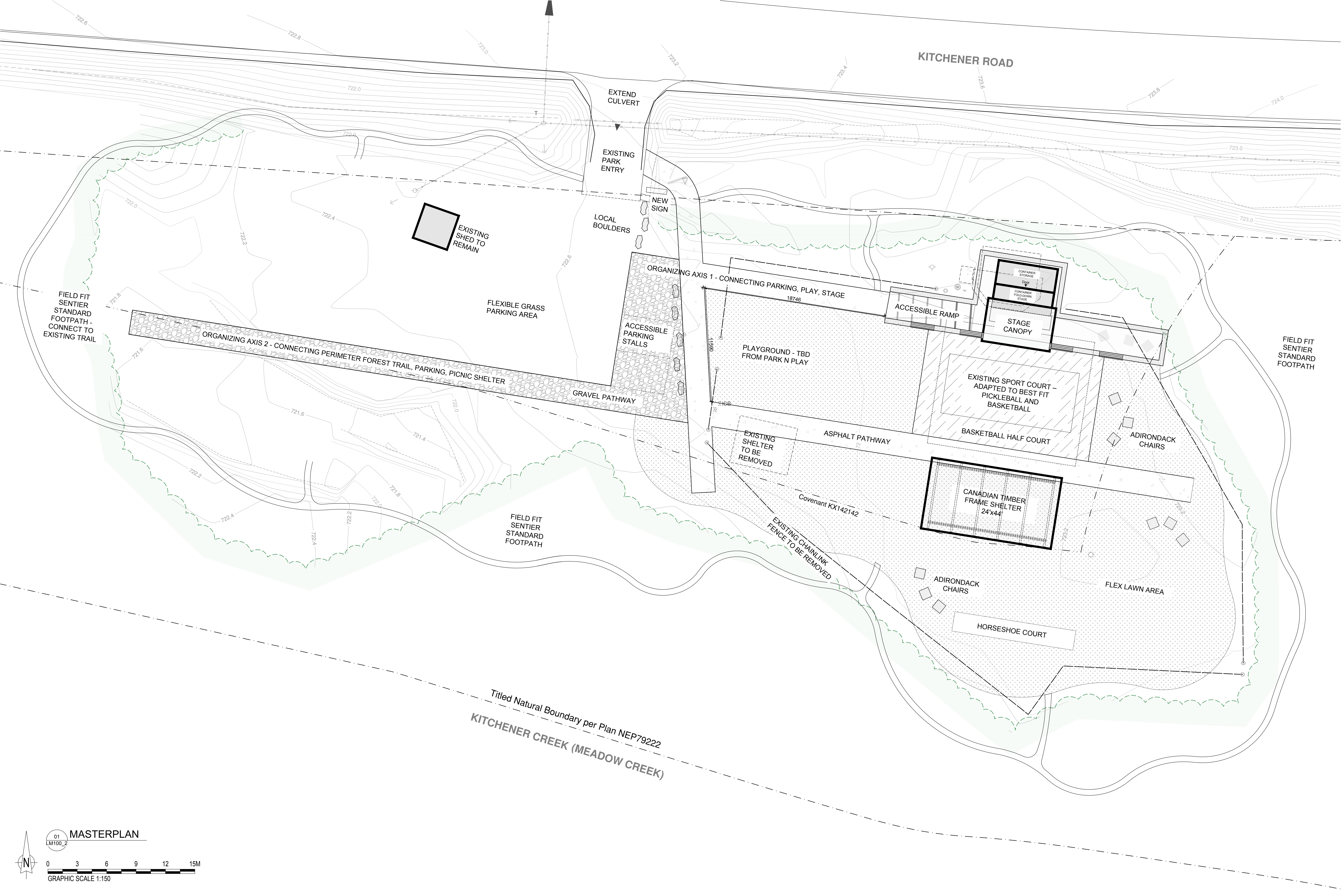
This project originated from a community meeting facilitated by Columbia Basin Trust (the Trust) staff with the community of Kitchener in November 2024, where residents identified a range of desired enhancements for Kitchener Valley Park. The park is a key community asset owned and maintained by The Friends of Kitchener Society and plays an important role in supporting outdoor recreation, informal gathering, and community events.

Planned improvements include the demolition and replacement of aging park structures that are at end of life, construction of a larger picnic shelter and expanded stage/storage structure, installation of accessible pathways connected to a perimeter forest loop footpath, refurbishment of the existing sport court, addition of playground features and seating, a welcome sign, and enhanced green space. Additionally, accessible parking spaces are to be provided in accordance with the recommendations in the Building Accessibility Handbook 2020.

Improvements such as enhanced landscaping and upgraded facilities will improve the visual appearance of the park and views from nearby homes, while providing Kitchener residents with improved access to outdoor recreation and gathering opportunities. Some increase in local traffic and activity is anticipated during events or peak use periods; however, the park is primarily intended to serve local residents, and any increases in traffic, noise, or visitation from outside the community are expected to be minimal and consistent with the park's existing role.

Trust staff submitted an Archaeological Information Request to the Ministry of Forests' Archaeological Branch, which confirmed that, according to Provincial records, there are no known archaeological sites recorded on the subject property and no archaeological study or Provincial heritage permit(s) required at the time of the request (January 14, 2026).

Overall, the proposed zoning and OCP amendments will bring the land use designation into alignment with the established and planned future function of the property, supporting a well-maintained, accessible, and community-oriented park.



KITCHENER ROAD

EXTEND CULVERT

EXISTING PARK ENTRY

NEW SIGN

LOCAL BOULDERS

EXISTING SHED TO REMAIN

FLEXIBLE GRASS PARKING AREA

ORGANIZING AXIS 1 - CONNECTING PARKING, PLAY, STAGE
18746

ACCESSIBLE RAMP

STAGE CANOPY

PLAYGROUND - TBD FROM PARK N PLAY

EXISTING SPORT COURT - ADAPTED TO BEST FIT PICKLEBALL AND BASKETBALL

BASKETBALL HALF COURT

ADIRONDACK CHAIRS

GRAVEL PATHWAY

ASPHALT PATHWAY

EXISTING SHELTER TO BE REMOVED

CANADIAN TIMBER FRAME SHELTER 24'x44'

Covenant KX142142

EXISTING CHAINLINK FENCE TO BE REMOVED

ADIRONDACK CHAIRS

FLEX LAWN AREA

HORSESHOE COURT

FIELD FIT SENTIER STANDARD FOOTPATH

FIELD FIT SENTIER STANDARD FOOTPATH - CONNECT TO EXISTING TRAIL

FIELD FIT SENTIER STANDARD FOOTPATH

Titled Natural Boundary per Plan NEP79222
KITCHENER CREEK (MEADOW CREEK)

01 MASTERPLAN
LM100_2

0 3 6 9 12 15M
GRAPHIC SCALE 1:150

Current Land Use Designation

6.0 COMMUNITY SERVICES AND ADMINISTRATION

Background



The Community Services and Administration land use designation generally refers to public, non-profit or utility uses such as schools, churches, recreation facilities, community centres, public health facilities, community care facilities, fire halls, libraries, post offices, and local government and improvement district buildings. The Plan recognizes that administrative and institutional development will generally be directed to existing settlement areas; which are central and better able or already provide for this service function. In addition, the Plan recognizes that many of the community services and administrative activities available to residents of the Plan area are centrally located in the Town of Creston or provided through regional partnerships.

The Plan area contains three elementary schools, one in Erickson and one in Canyon-Lister under Kootenay Lake School District No. 8 and a private facility in the community of Bountiful. The Lower Kootenay Band also has an elementary school, Yaqan Nukiy, as does the community of Yahk, outside of the Plan area. Secondary school education is provided in the Town of Creston. There is also a strong home school community within and surrounding the Town of Creston. There are three community halls, several churches, two fire halls and local postal facilities within the Plan area. Fire service is also provided through the Town of Creston. Zoning types applicable to this section include Community Services (CS) and lands under the Lower Kootenay Band (LKB) which fall outside of local government jurisdiction.

Community Services and Administration Objectives

1. Encourage coordination of planning and service delivery among the Regional District, Town of Creston, the Lower Kootenay Band, and senior levels of government to ensure that costs are minimized and services provided in an effective and efficient manner.
2. To direct administrative and institutional development to areas where services and amenities are more readily available and where they best serve the needs of the community.
3. To work with the Province and Kootenay Lake School District 8 to ensure public education needs are being met in the Plan area.
4. To investigate options for enhanced service delivery through regional partnerships where services or activities can not be sustainably supported within the rural areas.
5. To attract a diversified age demographic to ensure the long term sustainability of school and health care services.
6. To pursue opportunities for senior's home care to enable senior residents to comfortably continue residing in their respective communities.

7. To ensure that land use decisions accommodate emergency response through provision of adequate access to developments and facilities for fire protection services and emergency first response.
8. To provide for an adequate level of fire protection within the Plan area.
9. To encourage the cooperation and coordination with and among utility companies for the provision of public utilities that service existing and future developments.
10. To recognize the variety of spiritual and cultural activities important to residents of the unincorporated communities within Electoral Area 'B'.
11. To investigate options for enhanced access to high speed internet service throughout the Plan area.

Community Services and Administration Policies

The Regional Board:

12. Supports the location and development of fire halls, indoor recreation amenities, and community halls in the rural area as development requires and the needs of the community change.
13. Supports the Province, senior governments, aboriginal communities, individuals, and interest groups in identifying and protecting features and sites of scenic, architectural, historical, spiritual, archaeological and ecological significance within the Plan area.
14. Encourages the development of childcare services and facilities within existing and new developments and supports the establishment of home based child care facilities.
15. Supports and will work with appropriate agencies and regional partners in the maintenance and expansion of health care and social services within the Plan area.
16. Supports the enhancement and creation of greater opportunities for children, youth, and adult recreational, educational, and leisure activity.
17. Supports multi-purpose use of school facilities and other buildings that serve multiple interest groups or multiple community needs.
18. Supports that emergency response organizations are provided the opportunity to comment on emergency access and safety issues when considering new developments in the Plan area.
19. Will consult with the local fire department(s) to determine needs for access to new developments and for the filling of tankers to support local fire service to unincorporated communities within the Plan area where appropriate.
20. Encourages that RDCK, Town of Creston and Improvement Districts water systems utilize the same utility standards so as to support emergency response whereas fire equipment can be interchanged and critical repairs made.
21. Will ensure that adequate lands are set aside to allow for churches, cemeteries, libraries, youth organizations, service groups, community halls and non-commercial retreats within the Plan area.

22. Will continue to support the use of public and private lands for local community events, provided that such events are supported and do not negatively impact on neighbouring properties.
23. Supports and will work with appropriate agencies and regional partners in the maintenance and expansion of high speed internet service throughout the Plan area.

Current Land Use Designation

Suburban Residential (RS) Policies

The Regional Board:

14. Directs that the principal use shall be single-family or two-family dwellings.
15. Supports medium density residential development with lot sizes for subdivision purposes being determined by the level of available or proposed servicing, with density increasing with the provision of community water and/or waste water disposal.
16. Encourages directing development of this type to municipalities or existing or proposed residential nodes where infrastructure services are available or can be provided.
17. Encourages mixed use development that builds upon existing infrastructure.

Country Residential (RC) Policies

The Regional Board:

18. Directs that the principal use shall be single-family or two-family dwellings.
19. Supports low density residential development with lot sizes for subdivision purposes being determined by the requirements of on-site servicing, such as ground or surface water and Type 1 waste water disposal.
20. Provides for property owners or residents to diversify and enhance uses secondary to 'Country Residential' uses with home based business, agri-tourism, home occupations, or bed and breakfast opportunities, provided that they are compatible with the character of the surrounding area.

Rural Residential (RR) Policies

The Regional Board:

21. Directs that the principal use shall be single-family or two-family dwellings.
22. Supports rural residential development with lot sizes for subdivision purposes that generally exceed 2.0 ha (4.94 acres).
23. Provides for property owners or residents to diversify and enhance uses secondary to Rural Residential uses with home based business, agri-tourism, home occupation, or bed and breakfast opportunities, provided that they are compatible with the character of the surrounding area.

Multi-Unit Residential (RH) Policies

The Regional Board:

24. Directs that the principal use be single-family, two-family or multi-unit residential.
25. Supports that Multi-Unit Residential includes developments consisting of more than five (5) units per hectare in manufactured home parks, seniors housing developments, co-operative housing, apartments, fractional, strata and row housing developments.
26. Directs that multi-unit residential developments be restricted to a maximum of two-stories and be subject to the provision of community water and/or waste water disposal.

Proposed Land Use Designation

7.0 PARKS AND RECREATION, CULTURE AND HERITAGE

Background

Public recreational trails and public spaces of all types exist informally or are managed by local interest groups on Crown lands or public lands throughout the Plan area. Coordination and partnership with the RDCK and other government agencies ensures that land development does not inhibit the potential of establishing and maintaining an integrated trail network.

Electoral Area 'B' is rich in recreational infrastructure, well preserved community buildings and community events. Many of these amenities are owned and maintained by volunteer community groups. There are three community halls, two fire halls, playgrounds, beaches and public camping facilities.

There are a multitude of significant cultural and heritage sites within the Plan area, including buildings and non-structural features. The area is also rich in First Nation cultural heritage sites. Zoning types applicable to this section include Parks and Recreation (PR).



Parks and Recreation, Culture and Heritage Objectives

1. To provide for the protection, enhancement or adaptive use of building and sites of cultural, historical or archaeological value where identified.
2. To ensure the provision of recreation facilities are directed toward community needs first.
3. To provide local recreational opportunities for tourists that do not stress existing facilities, services, and resources; or generate undue cost to local taxpayers.
4. To work toward the development of a comprehensive trail system that is consistent and complementary with other trails in the RDCK.
5. To support cultural activities and facilities throughout the Plan area.

Parks and Recreation, Culture and Heritage Policies

The Regional Board:

6. Recognizes the Town of Creston as a cultural and social centre for the Plan area.
7. Encourages private and public commercial recreational development provided that such proposals are compatible with adjacent land uses.
8. Supports the existing network of public recreation sites and trails, as well as the creation and extension of a connected network of trails and public corridors to access community parks, recreation areas, public open space and amenities, where feasible.

9. Proposes the establishment of a recreation system in the Plan area based on the following categories:
 - a. community parks or open space greenbelts that provide for watershed protection, access to lake and creek shorelines, and dispersed low environmental impact recreational facilities, such as walking, cycling and equestrian trails;
 - b. community parks should be centrally located, and if possible located in association with schools and contain playgrounds, ball fields, tennis courts and/or other recreation activities; and
 - c. recreation facilities within the Town of Creston.
10. Recognizes and supports the RDCK Regional Parks Strategy.

Current Zoning

35.0 COMMUNITY SERVICES (CS)

Permitted Uses

1. Land, buildings and structures in the Community Services (CS) zone shall be used for the following purposes only:
 - Cemeteries
 - Churches
 - Community Care Facilities
 - Community Halls
 - Convention Facilities
 - Day Care Centres
 - Educational Facilities
 - Group Care Facilities
 - Historic Interpretative Facilities
 - accessory uses (heritage restaurants, retail sales of heritage products, small scale manufacture of heritage products)
 - Hospitals
 - Quasi-Governmental Offices supporting permitted uses
 - Recycling Depot
 - Retreat Centre
- Accessory Uses:
- Accessory Buildings or Structures
 - Caretaker Suite

Development Regulations

2. The minimum site area for each permitted use shall be one (1) hectare.
3. The maximum site coverage shall be 50 percent of the lot area.
4. The maximum size of accessory use structures for Historical Interpretative Facilities shall be 300 square metres.
5. Landscaping shall comply with all requirements of section 16.0 (94 to 107).

Proposed Zoning

36.0 PARK AND RECREATION (PR)

Permitted Uses

1. Land, buildings and structures in the Park and Recreation (PR) zone shall be used for the following purposes only subject to compliance with the *Agricultural Land Commission Act, Regulations and Orders* where applicable:
 - Agriculture on lands within the ALR
 - Campgrounds
 - Community Recreation Centres
 - Community Wharves and Boat Launches
 - Golf Courses
 - Natural and Historic Interpretation Facilities
 - Parks
 - Recreation Facilities
 - Shooting Range (archery, firearms)

Accessory Uses:

 - Accessory Buildings or Structures
 - Caretaker Suite
 - concession booth
 - club house(s)
 - storage facilities

Development Regulations

2. The minimum site area for each permitted use shall be two (2) hectares.
3. The minimum site area for a Shooting Range shall be fifteen (15) hectares.
4. No person shall establish a rifle, archery or trap and skeet range less than 25 metres from any lot line.

- a. The maximum Gross Floor Area is 90.0 square metres;
 - b. The lot is classified as a farm under the Assessment Act;
 - c. The lot is larger than 2 hectares; and
 - d. The Farm Business has been operation for at least 3 years.
8. Temporary Farmworker Housing is permitted on a lot provided that all of the following apply:
- a. The lot is classified as a farm under the Assessment Act;
 - b. The lot is larger than 1.2 hectares;
 - c. The minimum setback is 6.0 metres from the Front Lot Line and Exterior Lot Line and 15.0 metres from other lot lines; and
 - d. The minimum setback from the nearest exterior wall of a dwelling unit on another lot is 30.0 metres, or where a landscape screen comprised of a thick hedge of hardy shrubs or evergreen trees not less than 1.8 metres in height and 1.5 metres in width and maintained in a healthy growing condition is provided, the minimum setback from the nearest exterior wall of a dwelling unit shall not be required.
9. No building, structures or enclosures used for housing farm animals; no drinking or feeding troughs and no manure piles may be located within 5 metres of a lot line.
10. Section (9) does not apply to fences adjacent to lot lines that are used for enclosures for the grazing of farm animals.
11. Farm Product processing that involves processing livestock:
- a. must be located on a minimum 2 hectare site outside the Agricultural Land Reserve; and
 - b. must be located at least 30 meters from the nearest business or residence on another parcel.
12. The minimum setback for a kennel building shall be 30 metres from any lot line. All kennel operations shall ensure that dogs are held within the kennel building between the hours of 8 pm and 7 am.

Cannabis Regulations

- 13. Any building or structure for the purposes of cannabis micro cultivation, cannabis micro processing or cannabis nurseries shall be a minimum of 15 metres from all property lines, with the exception of a structure that has a base entirely of soil which may be located within 7.5 metres of a property line.
- 14. Any building or structure for the purposes of cannabis standard cultivation or cannabis standard processing shall be a minimum of 30 metres from all property lines, with the exception of a structure that has a base entirely of soil which may be located within 7.5 metres of a property line.
- 15. The maximum height of any building or structure for the purposes of cannabis standard cultivation, cannabis standard processing, cannabis micro cultivation, cannabis micro processing or cannabis nurseries shall be 15 metres.
- 16. The maximum footprint of any building or structure for the purposes of cannabis standard cultivation, cannabis standard processing, cannabis micro cultivation, cannabis micro

processing or cannabis nurseries shall not exceed 250 square metres.

17. The maximum gross floor area of any building or structure for the purposes of cannabis standard cultivation, cannabis standard processing, cannabis micro cultivation, cannabis micro processing or cannabis nurseries shall not exceed 600 square metres.

Information Note: Cannabis Facilities may require the submission of a Notice of Intent to the ALC for the removal of soil or placement of fill.