



Regional District of Central Kootenay

RURAL AFFAIRS COMMITTEE MEETING

Open Meeting Minutes

Wednesday, March 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 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
Director T. Weatherhead	Electoral Area K

COMMITTEE MEMBERS

ABSENT

Director A. Watson	Electoral Area D
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GUESTS PRESENT

Director A. McLaren-Caux	Village of Nakusp
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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
K. Vussev
D. Siminoff
C. Feeney

General Manager of Environmental Services
Senior Building Official
Senior Building Official
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 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 March 18, 2026 Rural Affairs Committee meeting be adopted as circulated.

Carried

5. RECEIPT OF MINUTES

The February 18, 2026 Rural Affairs Committee meeting minutes, have been received.

6. DELEGATIONS

- Item 7.6 – Eugene Wiebe and John Purdy
- Item 8.1 - Christina Vales, WildSafeBC Program Coordinator

**ORDER OF AGENDA
CHANGED**

The Order of Business was changed with Item 8.1 WildSafe BC Funding Proposal and annual report for RDCK considered at this time.

Director McLaren-Caux have freedom of the floor.

8.1 WILDSAFEBBC FUNDING PROPOSAL AND ANNUAL REPORT FOR RDCK

File No.: 12-6200-20

WildSafeBC Funding Proposal and Annual Report for RDCK

All Electoral Areas

The Committee Report dated March 18, 2026 from Todd Johnston, Environmental Coordinator re: WildSafeBC Funding Proposal and Annual Report for RDCK, has been received.

Christina Vales, WildSafeBC Program Coordinator, provided a brief overview of WildSafeBC, highlighting its role as a provincial leader in reducing human-wildlife conflict through education, collaboration, and community-based solutions. She outlined the five programs currently operating in the RDCK and highlighted key initiatives, including the Ranger Program, community outreach efforts, and the Business Pledge program. Christina also discussed current challenges and shared future plans.

The Committee had a discussion and Ms. Vales, and staff answered the Committee's questions.

Moved and seconded,

And resolved that it be recommended to the Board:

That the Board approve the RDCK extend into a Goods and Services Agreement with the British Columbia Conservation Foundation for their WildSafeBC Program for the period of April 01, 2026 and ending on December 31, 2028, and that the Chair and Corporate Officer be authorized to sign the necessary documents;

AND FURTHER, that the annual funding for the WildSafeBC Program not exceed an annual cost of \$20,000;

AND FURTHER, that the costs be paid from Rural Administration S101.

Carried

ORDER OF AGENDA Item 7.1 Building Bylaw Contravention - May was considered at this time.
RESUMED

7. PLANNING & BUILDING

7.1 BUILDING BYLAW CONTRAVENTION - MAY

File No.: 3135-20-A-786.05215.310

5400 Elsie-Holmes Road

(Michelle May)

Electoral Area A

The Committee Report dated February 18, 2026 from Konstantin Vassev, Senior Building Official and Erik Stout, Manager Building and Bylaw, re: Notice on Title - May, has been received.

- Konstantin Vassev, Senior Building Official provided background to the Committee regarding the file, noting that the owner commenced construction without a valid building permit.
- 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 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 5400 Elsie-Holmes Rd, Wynndel, BC, Electoral Area A, legally described as LOT 1, PLAN NEP77199, DISTRICT LOT 4595, KOOTENAY LAND DISTRICT; 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 BUILDING BYLAW CONTRAVENTION - REINE

File No.: 3135-20-A-786.01164.000-BP023249

5137 Cory Road

(Mark Reine)

Electoral Area A

The Committee Report dated February 10, 2026 from Konstantin Vassev, Senior Building Official and Erik Stout, Manager Building and Bylaw, re: Notice on Title - Reine, has been received.

- Konstantin Vassev, Senior Building Official provided background to the Committee regarding the file, noting that the expired permit has not been renewed, and work was completed without any inspections.
- 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 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 5137 Cory Rd, Wynndel, BC, Electoral Area A, legally described as LOT 4, PLAN NEP1369, DISTRICT LOT 191, KOOTENAY LAND DISTRICT EXC PCL A (SEE 22518I); 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

7.3 CANCEL - BUILDING BYLAW CONTRAVENTION - MACNAB

File No.: 3130-20-H-707.20428.110-BP029175

6603 Nixon Road

(David Wayne Macnab)

Electoral Area H

The Committee Report dated March 5, 2026 from Erik Stout, Manager Building and Bylaw, re: Cancellation of Notice on Title - Macnab, 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 6603 Nixon Rd, Winlaw BC, Electoral Area H, currently owned by David Wayne Macnab, property legally described as LOT 11, BLOCK 6, DISTRICT LOT 383, KOOTENAY DISTRICT PLAN 1108, PID 016-065-948, the RDCK Building Department has confirmed that the reason for placing the Notice on Title on May 17, 2018 has been rectified.

Carried

7.4 DEVELOPMENT VARIANCE PERMIT - JOHNSTON

File No.: V25071

**Parcel 1: 2285 Lower Gibson Road, Pass Creek
(Shelly and George Soukeroff)**

**Parcel 2: 2270 Lower Gibson Road, Pass Creek
(Stacy Johnston)**

Electoral Area I

The Committee Report dated February 26, 2026 from Sadie Chezenko, Planner, re: Development Variance Permit - Johnston, has been received.

NOTE: The applicants response to the staff report was added to the addenda.

Sadie Chezenko, Planner, provided an overview to the Committee regarding the development variance permit which seeks to realign the boundaries between their properties so that the owner of one property may obtain ownership of the land surrounding their water source.

The Committee had a discussion, and staff 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 V25071 to Stacy Johnston for the properties located at 2285 and 2270 Lower Gibson Road and legally described as LOT 3, DISTRICT LOT 7448, KOOTENAY DISTRICT PLAN 5002, EXCEPT PLAN NEP73270 (PID: 005-477-590) and LOT 2, DISTRICT LOT 7448, KOOTENAY DISTRICT PLAN NEP76618 (PID: 026-078-627) to vary Section 602(7) of *RDCK Zoning Bylaw No.1675, 2004* in order to allow a newly created lot bisected by a legally dedicated road.

Carried

7.5 TEMPORARY USE PERMIT - MARKIN

File No.: T2601F

**No civic address. View Ridge Road
(Markin Enterprises Ltd.)**

Applicant: Dan Markin**Electoral Area F**

The Committee Report dated February 26, 2026 from Zachari Giacomazzo, Planner, re: Temporary Use Permit, has been received.

Zachari Giacomazzo, Planner, provided an overview to the Committee regarding a temporary use permit for the construction of an accessory building on a vacant lot prior to establishing a single detached dwelling (principal use).

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

Moved and seconded,

And resolved that it be recommended to the Board:

That the Board direct staff to provide notification of the Board's intention to consider Temporary Use Permit application T2601F by Dan Markin for the property located on View Ridge Road in Bonnington and legally described as LOT E, DISTRICT LOT 7068, KOOTENAY DISTRICT PLAN NEP21628 (PID: 018-940-617).

Carried

7.6 SUBDIVISION IN THE AGRICULTURAL LAND RESERVE - WEIBE

File No.: A2510B

5324 Whimster Road

(Eugene G. Wiebe and Bertha Wiebe)

Agent: John Purdy, North Arrow Development Services Ltd.

Electoral Area B

The Committee Report dated February 25, 2026 from Zachari Giacomazzo, Planner, re: Subdivision in the Agricultural Land Reserve, has been received.

Jon Purdy, North Arrow Development Services, provided an overview to the Committee regarding a proposed subdivision in the Agricultural Land Reserve which seeks to subdivide the 12.1 hectare subject property into 2 lots. The north portion, lot 1 would be 4 hectares and lot 2 would be approximately 8.1 hectares.

Zachari Giacomazzo, Planner, advised that the application is not aligned with RDCK agricultural policies outlined in Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013, or the recommendations in the RDCK Agriculture Plan. He noted that the Agricultural Land Commission typically denies applications of this nature, which in part informed the recommendation not to support the application in order to avoid the applicant incurring non-refundable fees for an outcome that is unlikely to be approved.

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

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

That the Board SUPPORT application A2601B for the proposed subdivision in the Agricultural Land Reserve proposed by John Purdy for the property located at 5324 Whimster Road, Canyon, Electoral Area 'B' and legally described as PARCEL 2, (SEE 125110I) BLOCK 1, DISTRICT LOT 812, KOOTENAY DISTRICT PLAN 1493 (PID: 011-518-081).

Carried

9. RURAL ADMINISTRATION

No Items.

10. PUBLIC TIME

The Chair called for questions from the public and members of the media at 10:43 a.m.

No media or public had questions.

11. ADJOURNMENT

Moved and seconded,
And resolved:

The meeting be adjourned at 10:44 a.m.

Carried

Garry Jackman, Chair