



Regional District of Central Kootenay
RURAL AFFAIRS COMMITTEE
Open Meeting Agenda

Date: Wednesday, April 15, 2026
Time: 9:00 am
Location: Hybrid Model - In-person and Remote

Directors will have the opportunity to participate in the meeting electronically. Proceedings are open to the public.

Pages

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 ____ 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

RECOMMENDATION:

The agenda for the April 15, 2026 Rural Affairs Committee meeting be adopted as circulated.

5. RECEIPT OF MINUTES

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

4 - 11

6. DELEGATIONS

7. PLANNING & BUILDING

7.1 FOR INFORMATION - KOOTENAY LAKE FOREST LANDSCAPE PLAN - RDCK PARTICIPATION

12 - 39

File No.: 09\4340\30\2026\KLFSP
Electoral Areas A, B, C, D, E, F & G

The Committee Report dated April 15, 2026 from Dana Hawkins, Planner 2, re: Kootenay Lake Forest Landscape Plan - RDCK Participation, has been received.

7.2 FOR INFORMATION: SUBDIVISION BYLAW REVIEW PROJECT - ENGAGEMENT SUMMARY

40 - 59

File No.: 10\5110\20\RDCK Subdivision Servicing
All Electoral Areas

The Committee Report dated April 15, 2026 from Stephanie Johnson, Planner, re: Subdivision Bylaw Review Project - Engagement Summary, has been received.

7.3 FOR INFORMATION: PLANNING QUARTERLY REPORT - Q1

60 - 64

**New Application and Referrals
(January - March 2026)
All Electoral Areas**

The Report dated January - March 2026 from the Planning Department, re: Planning Services Quarterly Report, has been received.

8. ENVIRONMENTAL SERVICES

No items.

9. RURAL ADMINISTRATION

No items.

10. PUBLIC TIME

The Chair will call for questions from the public and members of the media at _____ a.m./p.m.

11. ADJOURNMENT

RECOMMENDATION:

The meeting be adjourned at _____



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 |
|--------------------|------------------|

GUESTS PRESENT

| | |
|--------------------------|-------------------|
| Director A. McLaren-Caux | Village of Nakusp |
|--------------------------|-------------------|

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

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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 WILDSAFEBC 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



Committee Report – For Information

April 15, 2026

Kootenay Lake Forest Landscape Plan – RDCK Participation

| | |
|-------------------------------------|---|
| Author: | Dana Hawkins MCIP RPP, Planner 2 |
| File Reference: | 09\4340\30\2026\KLFSP |
| Electoral Area/Municipality: | ELECTORAL AREAS A, B, C, D, E, F & G |
| Services Impacted | Planning and Land Use/S104 Sustainability/S105 |

1.0 PURPOSE OF REPORT

THAT the Rural Affairs Committee receives, for information, the Kootenay Lake Forest Landscape Plan – RDCK Participation report, dated April 15, 2026, that introduces the Kootenay Lake Forest Landscape Planning process initiated by the Province and summarizes participation options for the RDCK.

2.0 BACKGROUND AND UPDATE

2.1 Forest Landscape Plans

A Forest Landscape Plan (FLP) is a new type of plan replacing Forest Stewardship Plans that will provide direction for the management of healthy, resilient forests in BC. Introduced through recent changes to the *Forest and Range Practices Act (2021)*, FLPs are intended to provide clear objectives and direction for the management of forest resource values at a landscape and stand level, including approaches to managing for biodiversity and ecosystem resiliency in the face of climate change and increasing natural disturbances.

FLPs are developed in partnership with First Nations and collaboration with forest licensees, communities and stakeholders enabling deeper local engagement and transparency in forest management. FLPs translate existing higher-level strategic planning direction, such as Land Use Plans, into defined measurable outcomes for forest management to support the following objectives:

- managing the values placed on forest ecosystems by First Nations;
- managing the values placed on forest ecosystems by local communities;
- supporting the protection and conservation of the environment;
- supporting the production and supply of timber in the forest landscape area; and,
- preventing, mitigating and adapting to impacts caused by significant disturbances to forests and forest health, including wildfire, insects, disease and drought.

For more information a Frequently Asked Question list is included as Schedule 'C'.

2.2 Kootenay Lake Forest Landscape Planning Process

The Kootenay Lake FLP focuses on improving forest management for the 1.2-million-hectare Kootenay Lake Timber Supply Area (see Attachment 'A' for map). The Kootenay Lake FLP process is co-led by a Steering Committee, which includes Ktunaxa and Secwépemc Nations with representatives from yaqan nuʔkiy, Shuswap Band, Adams Lake Band, Skwłāx te Secwepemcúlecw, Ktunaxa Nation Council Society, and the Province of BC.

The project is currently in its pre-planning phase and project completion is anticipated in 2028.

2.3 Advisory Group

The RDCK is being engaged as an Advisory Group along with other local governments in the FLP area. The role of the Advisory Group is to:

- participate in regular meetings throughout the planning process;
- review materials and provide advice at key stages; and,
- share expertise, knowledge, and community values.

As a first step, planning staff met with Steering Committee members, their consultant and the City of Nelson staff on March 2, 2026. The purpose of the meeting was to introduce the project and seek feedback on how the local governments would like to participate in the process. A presentation from the meeting is included as Attachment 'B'. In addition to participating on the Advisory Group, Staff have also identified the 'engagement in a box' option, which would include a self-contained toolkit for organizations to lead engagement sessions independently. This approach will provide the most flexible option for RDCK staff to workshop with the Board and engage internally with desired parties on what is being discussed while balancing our staff capacity and project priorities. The following Development and Community Sustainability staff have been identified as contacts: Planning Manager, Planner 2 and Sustainability Planner.

3.0 NEXT STEPS AND TIMELINE

Staff have communicated our participation preferences for the Kootenay Lake Forest Landscape Planning process to the Steering Committee. As a next step staff will share engagement materials with the RAC and Board as they are made available.

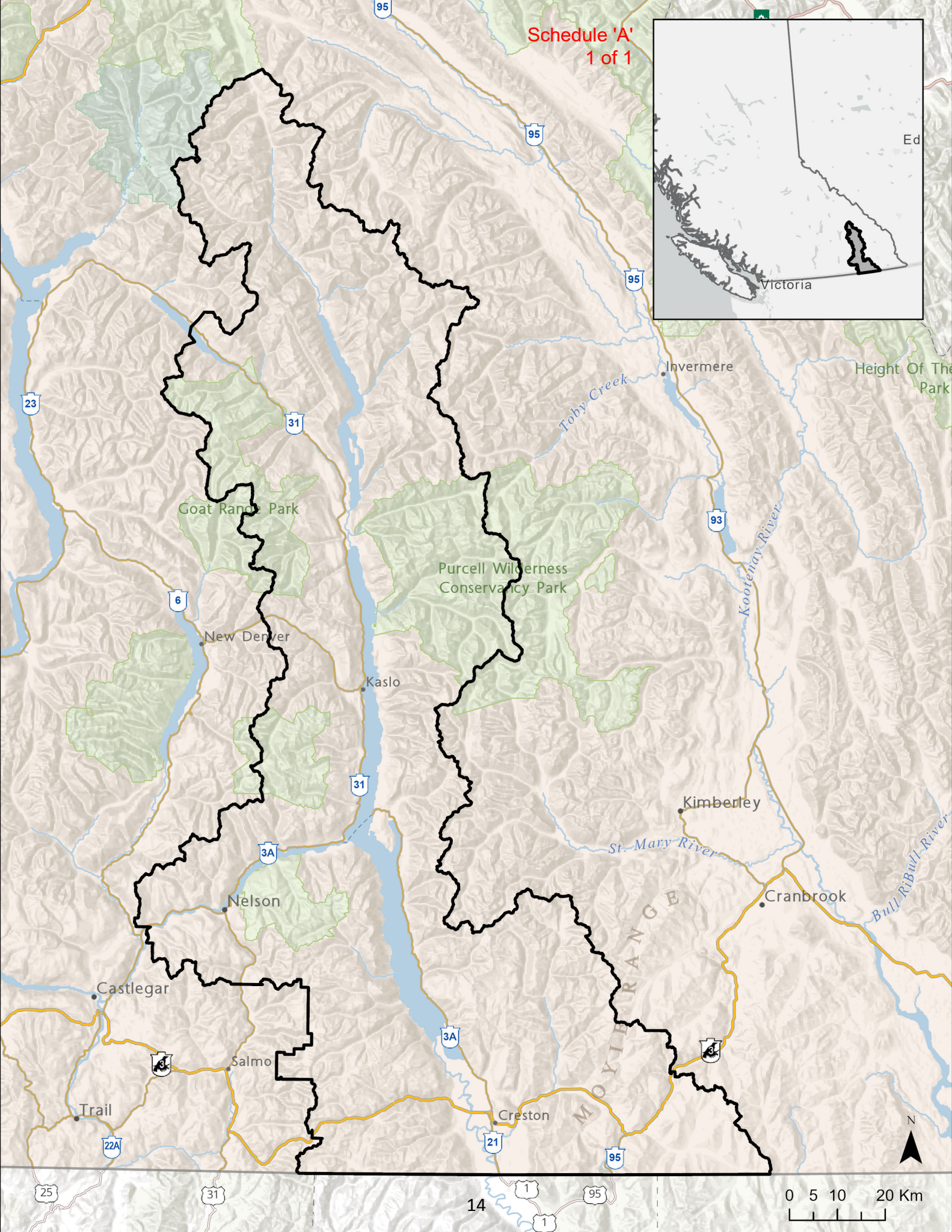
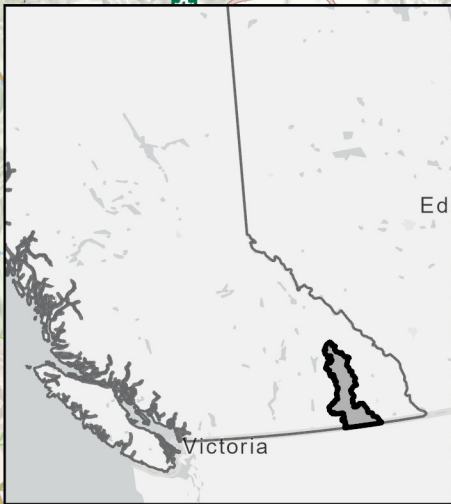
Respectfully submitted,
Dana Hawkins, MCIP RPP

CONCURRENCE

Planning Manager – Nelson Wight **Approved**
General Manager Development & Sustainability – Sangita Sudan **Approved**
Chief Administrative Officer – Stuart Horn **Approved**

ATTACHMENTS:

Attachment A – Kootenay Lake Forest Landscape Planning Area Map
Attachment B – Forest Landscape Planning Presentation dated March 2, 2026
Attachment C – Forest Landscape Plans FAQ



Forest Landscape Planning

City of Nelson and RDCK
March 2, 2026

Presented by First Nations and Ministry of Forests
with Moe Nadeau Consulting's support



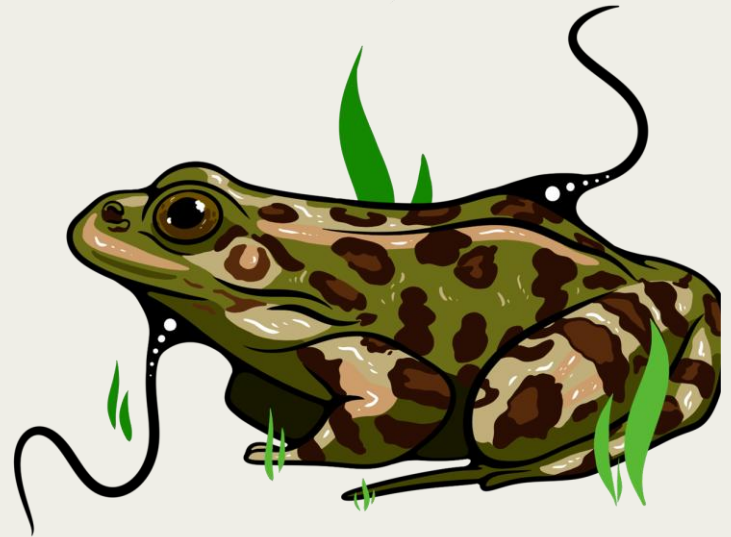
Outline

- Why Forest Landscape Planning?
- What is an FLP?
- Governance structure
- Anticipated timeline
- How can you participate?



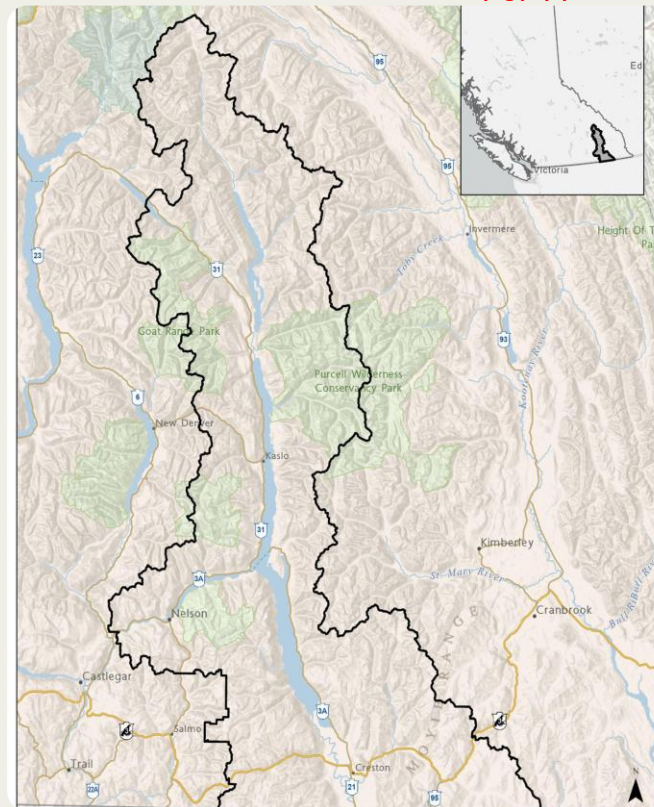
WHY FLP?

- The need for landscape level solution: support ecosystem health and old growth strategies
- Support reconciliation and meaningful collaboration with FNs on forest management
- Enhance transparency and engagement with the public and communities
- Increasing confidence and economic stability for forest industry
- Strengthen wildfire, climate change resilience

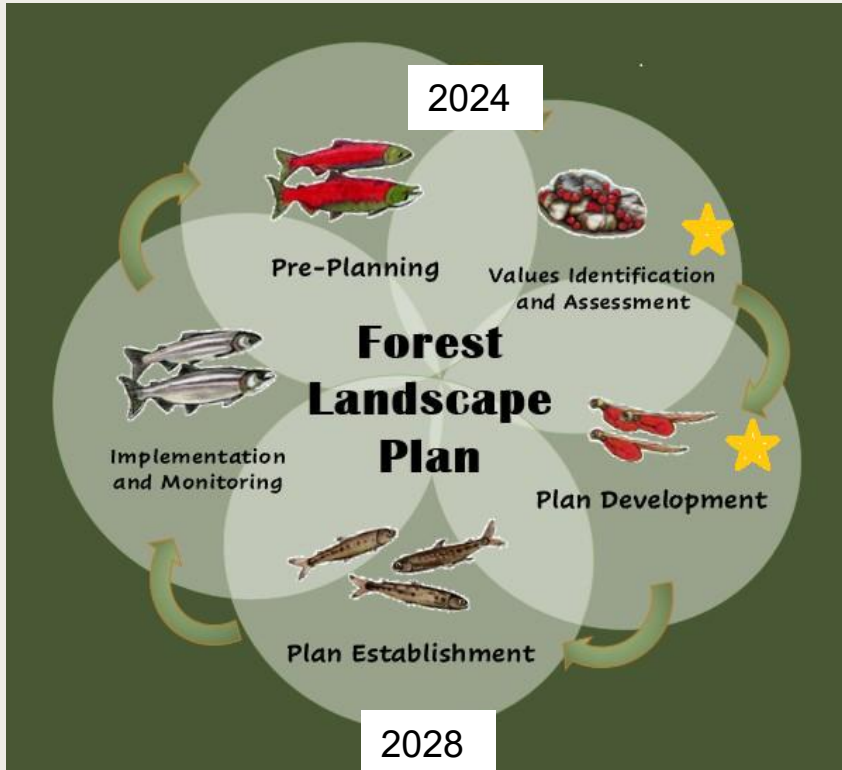


What is an FLP?

- A new planning framework
- Providing direction on forest practices to forest licensees
- Developed by the Province and First Nations with licensees and community engagement
- Reflect local values and interests in forest management
- 10 year plan – established by legal order



Anticipated Timeline?

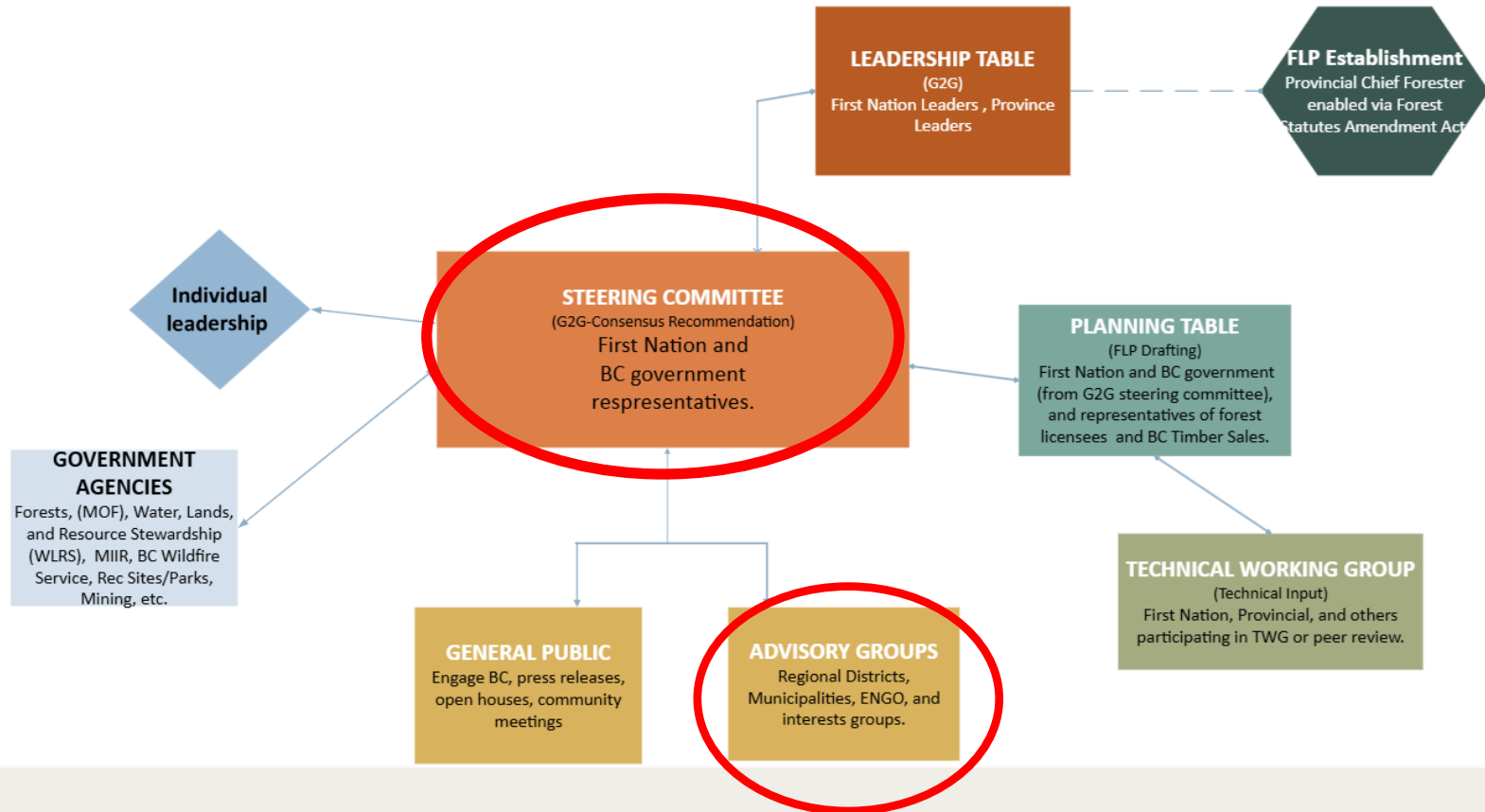


We are just finishing the pre-planning phase, starting the value identification and current conditions assessment.

We are seeking community interest now for further engagement.

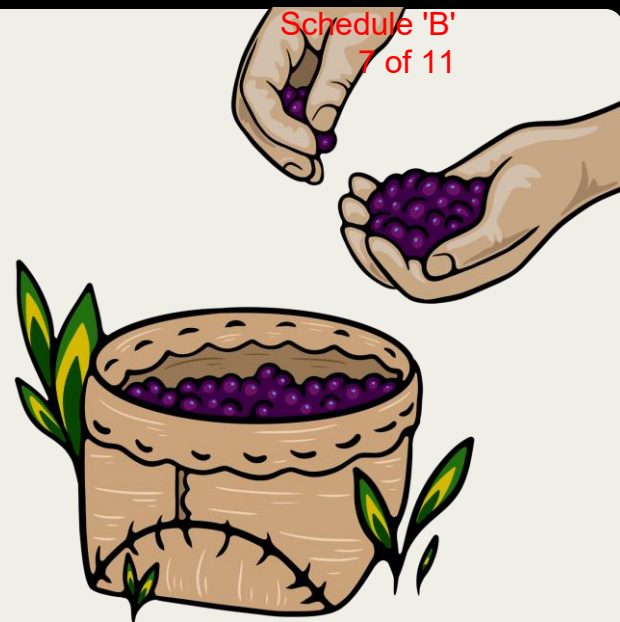
Plan establishment is expected in 2028.

FLP Governance Structure



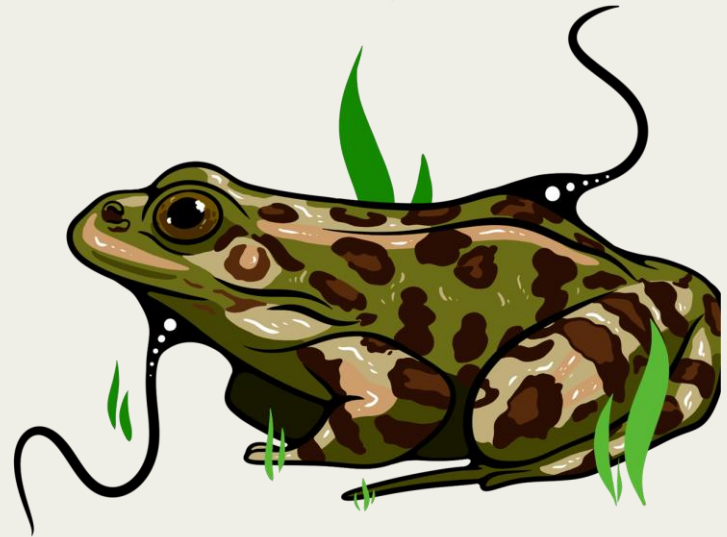
Steering Committee

The Kootenay Lake process is co-led by a Steering Committee, which includes Ktunaxa and Secwépemc Nations, with representatives from yaqan nuʔkiy, Shuswap Band, Adams Lake Band, Skwlāx te Secwepemcúlecw, Ktunaxa Nation Council Society, and the province of BC.



Local Government Involvement Advisory Group

- Active, ongoing involvement
- Participate in regular meetings throughout the planning process
- Review materials and provide advice at key stages
- Share expertise, knowledge, and community values
- Requires a time commitment (4 times a year?)
- Members are selected and invited based on relevance to the FLP



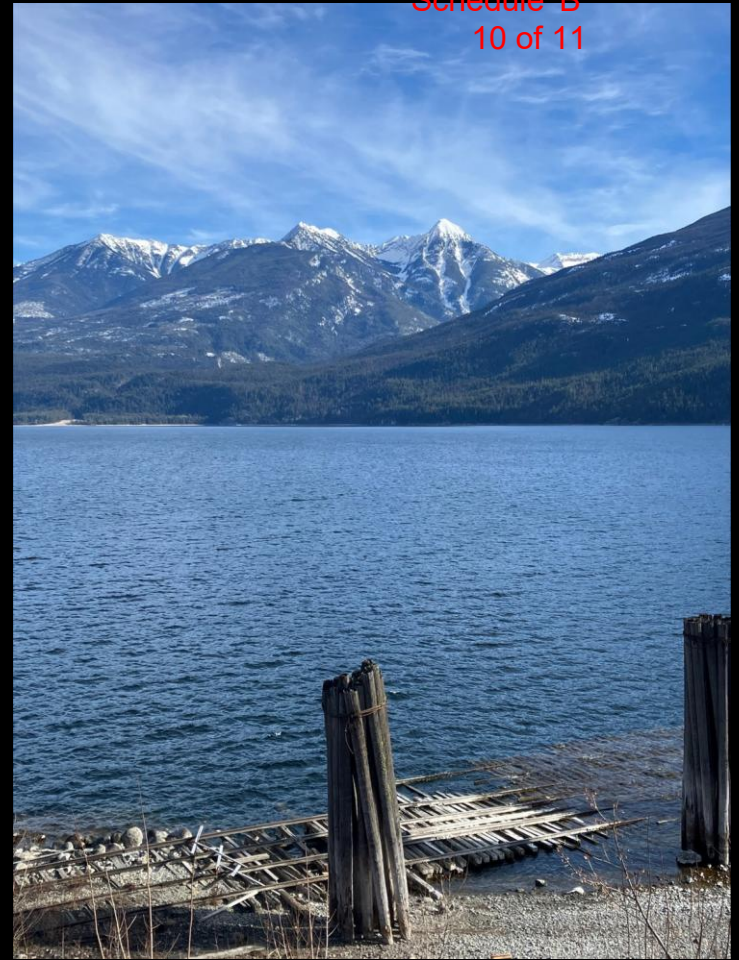
Public and Interest Group Engagement

- Survey, website, posters, and brochures
- Multiple engagement options are available for the interest groups
- Participation approach is selected based on survey feedback and follow-up discussions



Next Steps

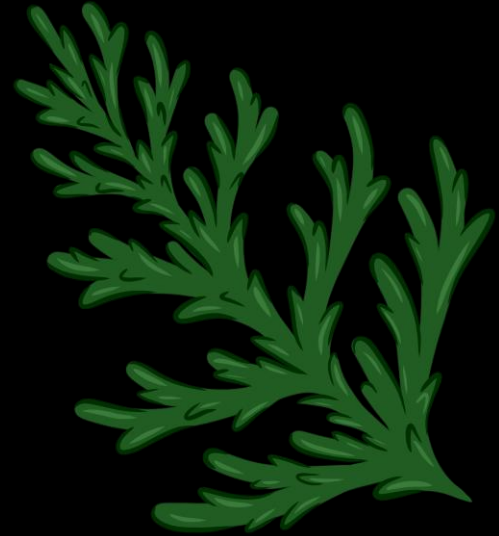
- How do you want to be engaged?
- Capacity?
- Who?



Thanks!

Do you have any questions?

<http://planninginpartnership.ca/>



Forest Landscape Plans FAQ

This Frequently Asked Questions Document provides information on forest landscape plans (FLPs) and associated forest operations plans. It does not constitute legal advice, nor does it provide legal interpretation. Where inconsistent with legal or regulatory requirements, those requirements prevail.

On this page:

- [Forest Landscape Planning Framework](#)
- [Shared decision making, S.7 and co-operation in FLPs](#)
- [Forest Operation Plan \(FOP\)](#)

Forest Landscape Planning Framework

1. Why are Forest Stewardship Plans being replaced?

Forest Stewardship Plans (FSPs) include limited information regarding the timing and location of proposed harvesting or road building activities, making it difficult for the province, First Nations, stakeholders, and the general public to provide meaningful input into forest management plans.

FSPs have proven to be much less effective at responding to resource management issues at a landscape-level, in part, because they do not consider multiple overlapping values, coordination of multiple forestry operators and cumulative effects. The new Forest Landscape Planning framework is designed to address these challenges.

2. What is a “Forest Landscape Plan” and how is it different from a Forest Stewardship Plan?

Forest Landscape Plans (FLP) and associated Forest Operations Plans (FOP) are intended to replace Forest Stewardship Plans (FSP) over time. FLPs will establish clear and measurable outcomes to support forest management objectives over a defined geographic area; FOPs will be an operational plan that establish enforceable requirements that forestry operators must adhere to.

Unlike FSPs, planning under the new FLP framework will be at the landscape-level and will enable the province to work in partnership with First Nations, to collaborate with forest licencees and local communities, and provide better opportunities for input from stakeholders and the public.

The new framework will enable a consolidated approach to forest planning and management where multiple forest values are taken into consideration simultaneously. The FLP will include monitoring strategies to ensure objectives are being met over the life of the plan, as well as reporting requirements so First Nations, the public and stakeholders are informed of results.

3. What are the benefits of the new approach?

The new Forest Landscape Planning framework will provide the following benefits:

- **Declaration Act and UNDRIP alignment** – enables new opportunities for First Nations to meaningfully participate in forest planning and decision-making.
- **Clear direction to licencees** – creates the ability to prioritize specific values for specific portions of the landbase, rather than attempting to 'manage for all values everywhere, all the time'.
- **Clear accountability** – The plan identifies values of importance to First Nation communities and defines clear and measurable targets to guide long-term forest management.
- **Collaboration** – new opportunities for collaboration between the province, First Nations, local communities, and licencees; one clear plan within an area (e.g., a management unit), rather than many plans for multiple licencees.
- **Efficiency** – a consolidated and coordinated approach is expected to create efficiencies in engagement with First Nations, administration, reporting and monitoring.
- **Adaptation** – provides a framework that allows for continuous re-examination and management adjustments to be made to address current and future risks on forest values. Plans may be amended to address emerging issues before these issues potentially become more significant problems.

4. Who will prepare and approve a Forest Landscape Plan?

Forest Landscape Plans (FLP) will be prepared by the province in partnership with First Nations, in collaboration with licencees and local communities, and with input from local stakeholders. The plans are established, by order, by the Chief Forester or by a statutory decision-making body under a Section 7 decision-making agreement.

5. What needs to be considered in the preparation of a Forest Landscape Plan?

In the development of a Forest Landscape Plan (FLP) the Chief Forester, or shared decision-making body must consider five legal objectives (Bill 23 s. 2.22):

- supporting the production and supply of timber in the forest landscape area;
- supporting the protection and conservation of the environment;
- managing the values placed on forest ecosystems by First Nations;
- managing the values placed on forest ecosystems by local communities; and,
- preventing, mitigating and adapting to impacts caused by significant disturbances to forests and forest health, including wildfire, insects, disease, and drought.

There is no hierarchy of importance associated with these objectives, they must all be considered in the establishment of the FLP.

6. How does a forest landscape plan direct forestry operations?

The Forest Statutes Amendment Act, 2021 (Bill 23) provides the Chief Forester or decision-making body with the ability to establish outcomes and planning guidelines in a Forest Landscape Plan (FLP) legal order. Outcomes serve as a measurable and verifiable target that will be monitored over the term of the FLP. To provide specific operational direction, the Chief Forester may provide a planning guideline that supports the achievement of an outcome. The purpose of planning guidelines is to identify:

- requirements for forest practices, silvicultural systems or stocking standards;

- areas where cutblocks and roads should not be located; or,
- limits on cutblock size and configuration.

Prior to applying for a cutting permit, forestry operators working under an FLP must address the planning guidelines in an approved Forest Operations Plan. The Forest Operations Plan allows a degree of local flexibility: planning guidelines can be accepted as written in the FLP, or the operator can propose an alternative approach that is better suited to achieving the outcome in specific operational circumstances.

7. Who is subject to a Forest Landscape Plan?

Once a Forest Landscape Plan (FLP) is established, most Forest Act agreement holders must develop a FOP for the forest landscape area as specified in the Forest Statutes Amendment Act, 2021 (Bill 23 s. 2.2).

Operators, under the forest Act, that are subject to FOP requirements include:

- Forest licences
- Forest licences to cut
- BC Timber Sales
- Tree Farm Licences
- Timber licences
- Community forest agreement holders and First Nations woodland licence holders over 800ha on the Coast or 1,200 ha in the Interior

Holders of woodlot licences and other small area-based tenure agreements will be exempt from the requirement to operate under an FLP.

8. Why will the proposed changes not be applied to woodlots?

Woodlot licence holders operate under a different planning model than major forest licencees, community forests, First Nations woodland licences and B.C. Timber Sales. Woodlot-specific changes are under consideration for future amendments in consultation with the B.C. Federation of Woodlot Associations. The Chief Forester may still request information from woodlot licence holders about their plan areas for the purposes of developing or monitoring under a Forest Landscape Plan.

9. What is the term of a Forest Landscape Plan?

The term of a Forest Landscape Plan (FLP) is 10 years but may be varied to a term of between 5-10 years under a decision-making agreement. The plan may also be amended at the discretion of the Chief Forester or shared decision-making body if and when needed (e.g., circumstances change on the ground as a result of wildfire, insect epidemics, or large-scale drought). The Chief Forester/ shared decision-making body may likewise extend the term of a plan, by order, on one or more occasions for a period of up to 5 years.

10. How does the new Forest Landscape Planning framework link to the Timber Supply Review (or sustainable fiber supply)?

The Forest Landscape Planning (FLP) framework, Timber Supply Review (TSR) and AAC determination processes are related and iterative forest management processes. The TSR process provides information and factors for consideration to aid an allowable annual cut determination for a given management unit and the FLP provides direction associated with where, when and how harvesting occurs in the forest landscape area. While the management unit for TSR and the forest landscape area are not required to have the same boundaries, where possible using management unit boundaries for FLPs will simplify modelling and analysis of timber supply. In addition, monitoring of the outcomes established in the FLP will inform future TSR processes.

11. How does a Forest Landscape Plan differ from a Land Use Plan?

Land Use Plans (LUP) set social objectives and direction for natural resource stewardship and management across multiple sectors. They consider economic, social, and environmental interests in order to direct resource management activities. For example, this may include the identification of long-term conservation areas, and legal requirements for sectors other than forestry.

Forest Landscape Plans (FLP) define how and where forestry activities occur on the landbase. Rather than defining social objectives, they determine a course of action for the forest sector to support the achievement of those objectives. FLPs must be consistent with the direction provided in established LUPs and support the achievement of broader social objectives like wildfire risk reduction and climate change mitigation. FLPs apply only to forestry activities regulated by the Forest and Range Practices Act.

Both LUPs and FLPs are conducted in partnership with First Nations and are informed by engagement with local communities and stakeholders

12. How will Forest Landscape Plans interact with existing legal orders?

Legal orders that impact harvest activities are enabled through the *Land Act* and the associated Land Use Objectives Regulation, and through FRPA and the associated Government Actions Regulation. All orders established through the Land Use Objectives Regulation, and Government Action Regulation orders that apply to agreement holders, will continue to apply.

Government may establish objectives through other legislation (e.g., *Water Sustainability Act*) that will apply to forestry practices. These objectives will also be reflected in FLPs.

13. Will cumulative effects be addressed through the Forest Landscape Planning framework?

Yes, cumulative effects will be considered as part of the Forest Landscape Planning (FLP) process. Before establishing legal outcomes and planning guidelines, FLPs will evaluate existing forest management and consider the condition of multiple forest values at the landscape scale. Forest Landscape Planning will improve the Province's ability to manage for the cumulative effects of forestry through improved coordination of licensees activities.

14. How is monitoring and adaptive management incorporated into Forest Landscape Plans?

Forest Landscape Plans are generally in place for 10 years. In each five-year period the Chief Forester must publish a monitoring report. The monitoring report identifies the extent to which the outcomes identified in the plan have been achieved over the reporting period. The inclusion of a legislated monitoring framework improves the ability to support adaptive management in British Columbia's forest sector.

15. How will other tenured resource users such as woodlots and range users be involved in the Forest Landscape Plan process?

Both range tenure holders and woodlot licence holders are exempt from the requirement to operate under a Forest Landscape Plan (FLP). However, these tenure holders may be invited to participate in the development of a FLP and will be able to provide input through the public review requirements.

16. Once a Forest Landscape Plan is established, how long will existing Forest Stewardship Plans be valid to operate under?

Once a Forest Landscape Plan (FLP) is established, licencees will have between 6-months and 1-year to develop and submit for approval a Forest Operations Plan (FOP). If a licencee submits a FOP within 6-months of FLP establishment, their existing Forest Stewardship Plan (FSP) remains valid until the FOP is approved or rejected. Alternatively, if a licencee does not submit a FOP within 6-months of FLP establishment, then their existing FSP remains valid for 1-year following FLP establishment.

17. How long is the transition going to be, and what has been done to keep licencees operating throughout?

Forest Landscape Plans will be initiated where and when they are needed, prioritized by the Province, in consultation with First Nations, and eventually put in place across the whole province.

Shared decision making and S.7 and co-operation in FLPs

18. What is a section 7 agreement (decision-making agreement) under the Declaration Act?

Section 7 of the *Declaration on the Rights of Indigenous Peoples Act* (Declaration Act) enables the Province to negotiate and enter into an agreement with an Indigenous Governing Body (IGB) relating to:

- The joint exercise of a statutory power of decision; and/or,
- requiring the consent of the IGB before the exercise of a statutory power of decision.

19. Why were amendments made to FRPA to support section 7 decision-making agreements?

Amendments were made to allow section 7 decision-making agreements to bring FRPA into alignment with UNDRIP as stated in section 3 of the Declaration Act. FRPA was the first piece of provincial legislation to implement the commitment to align B. C. laws with UNDRIP.

20. What is an Indigenous Governing Body and what is a shared-decision making body?

An Indigenous Governing Body is an entity that is authorized to act on behalf of Indigenous peoples that hold rights recognized and affirmed by section 35 of the Constitution Act, 1982.

Forest Landscape Plan establishment and/or Forest Operations Plan approval consistent with the terms of a section 7 agreement.

21. How do the amendments to FRPA align with the *Declaration Act*?

The *Declaration Act* requires the province to work in consultation and cooperation with Indigenous Nations and to bring provincial laws into alignment with the United Nations Declaration on the Rights of Indigenous Peoples over time. Amendments to FRPA have been developed in consultation with Indigenous

Nations and support a stronger role for First Nations in forest planning and decision-making within their territories.

22. What are the contents of a decision-making agreement?

While the content of section 7 agreements will evolve as these agreements become more commonplace, initial work has identified items that could be included:

- decision-making processes, such as identifying the role of the Indigenous Governing Body as providing consent or as represented in a board, and timelines for decisions;
- considerations for different outcomes (e.g., if consent is not given or if there is a request for more information);
- considerations for constitutional or other legal obligations to Indigenous Nations not party to the decision-making agreement; or,
- general provisions, such as dispute resolution processes, or a process for amending the agreement.

23. What is the process for negotiating a section 7 decision-making agreement?

The *Declaration Act* establishes a process for negotiating a decision-making agreement, which includes: (a) seeking and obtaining a Cabinet mandate to commence negotiations with an Indigenous Governing Body, (b) requiring a summary to be made public of local governments and other persons to be consulted before or during the negotiation, and (c) publishing the final agreement in the Gazette.

24. Are these section 7 decision-making agreement amendments limited to the Forest Landscape Planning Framework within the *Forest Range and Practices Act*?

Yes, section 7 decision-making agreements will be enabled for specific decisions, including establishment, approval, amendment and extension or cancellation of Forest Landscape Plans (FLP) and associated Forest Operations Plans (FOP).

25. How will Indigenous Nations who are not party to a section 7 decision-making agreement be engaged in the development of a Forest Landscape Plan?

There are several other ways that Indigenous Nations can engage in the development of a Forest Landscape Plan (FLP) and these are outlined in Bill 23 (s.2.23 to s.2.27). Under s. 2.24 an Indigenous Governing Body and the Chief Forester can establish a process for consultation and cooperation that would guide engagement throughout the development of the FLP. Another option for engagement is outlined in section 2.25 which provides a default process and includes the requirement for the Chief Forester to seek consensus with Indigenous Governing Bodies respecting a proposed FLP.

26. How will the dispute resolution facilitation framework operate?

Where a process for consultation and co-operation with an Indigenous Governing Body (IGB) is established or when a decision-making agreement is negotiated, dispute resolution will be defined by that agreement. Where a process is not established, dispute resolution may be triggered by either the Chief Forester or an IGB that does not consent to the establishment of the Forest Landscape Plan (FLP). Dispute resolution may include the appointment of a third-party facilitator who would work to achieve consensus between the IGB and the Chief Forester through a timebound process.

An alternative dispute resolution process may be used upon mutual agreement by the IGB and the Chief Forester if both parties are satisfied that the alternative dispute resolution process gives due consideration to the customs, traditions, rules and legal systems of the IGB.

At the conclusion of the dispute resolution process, the facilitator would produce recommendations in a final report that the Chief Forester must consider in their final establishment decision. The outcome of the resolution process does not limit the power of the Chief Forester to proceed with the establishment of a FLP nor does it limit any right of an IGB to seek a remedy from a court.

27. How are Indigenous interests considered in the development of a Forest Landscape Plan?

Amendments to FRPA introduced an objective (Bill 23 s. 2.22) to be considered in a Forest Landscape Plan (FLP) related to managing the values placed on forest ecosystems by Indigenous peoples. This objective must be considered in addition to four other objectives related to: timber supply, environmental conservation, local community values, and significant disturbances to forests and forest health.

In addition to a legal objective that uniquely considers Indigenous values, there is also a legal requirement that consultation and cooperation with Indigenous Nations occur prior to establishing an FLP (Bill 23 s. 2.24). Opportunities for consultation, cooperation and Indigenous participation occur through all of five phases of the planning process: pre-planning, values identification and assessment, plan development, plan establishment and plan implementation. Because of the collaborative nature of FLPs, the pre-planning phase will involve a process that seeks to establish agreed upon consultation and cooperation approaches.

Forest Operation Plan (FOP)

28. What is a Forest Operation Plan and what is the term?

The Forest Operations Plan (FOP) is the operational plan developed by agreement holders that will reflect the outcomes established in the associated Forest Landscape Plan (FLP). These plans may be developed for up to a 5-year period.

The FOP will show approximate locations of cutblocks and roads for up to a 5-year period. It must address the outcomes in the FLP.

The FOP is a decision-making, administrative and communications tool. The FOP will be used by:

- statutory decision-makers during the approval of forestry activities;
- Indigenous Nations involved in consultation and cooperation;
- industry to communicate their proposed forestry-related activities for up to five years; and,
- for the public to review and comment on.

The plan must undergo a review and comment period and may be approved by the province or by a decision-making body, before any harvesting or road construction can begin. FOP amendments may be required to ensure that forestry activities achieve FLP outcomes or regulatory requirements.

29. How does a Forest Operations Plan relate to cutting permit approvals?

Operators subject to a Forest Landscape Plan must have an approved FOP in place prior to applying for a permit to harvest timber or construct a road. Permit applications must also be consistent with the approximate location of the road or cutblock displayed on the FOP map.

30. What type of information must be included in a Forest Operations Plan?

A Forest Operations Plan (FOP) must include a map that shows the approximate locations of each proposed cutblock and road that will be subject to a cutting or road permit that the licence holder intends to apply for.

The FOP will also display the location of each existing or in-progress cutblock and road. Plans must also contain a description of how they will meet the requirements set out in the planning guidelines within the Forest Landscape Plan (FLP). These requirements relate to forest practices, silviculture systems, stocking standards, and any additional requirements prescribed through regulation.

A FOP may also propose to vary from the planning guideline requirements specified in an FLP. If so, the FOP must include a statement of the reasons for the inconsistency that describes how the proposed plan will achieve similar outcomes to those described in the FLP. Finally, a FOP must specify a term for the plan up to a maximum of five years.

31. Who approves a forest operations plan, and with what considerations?

Delegated Decision Makers or decision-making bodies under a section 7 agreement, have the authority to approve a Forest Operations Plan (FOP) if satisfied that the content requirements have been met, the agreement holder has complied with the review and comment requirements and has given sufficient consideration to input received, and the FOP is consistent with the Forest Landscape Plan (FLP). In those circumstances prescribed by regulation, the minister or decision-making body may also impose conditions upon approval of the FOP. For example, conditions, could include a requirement to deactivate an existing road.

32. How will Forest Operations Plans and cutting and road permits interact?

An approved Forest Operations Plan (FOP) will be required before the holder of an agreement may apply for a cutting or road permit. If a cutting or road permit is significantly different than what was advertised publicly in a FOP, the permit application must be refused.

33. What is a “site level plan”, and how is it different from the current site plan required under Forest Stewardship Plans?

A site level plan under the new framework is similar to a site plan currently required under a Forest Stewardship Plan (FSP); both the site level plan and the site plan are required for the purpose of demonstrating how commitments in the Forest Operation Plan (FOP) and the FSP are translated into site-level operations.

Under both planning frameworks, these plans are required to show the approximate locations of blocks and roads and must be complete before operations commence. They are not submitted for approval and there is no review and comment process required.

Site plans, under the FSP, are required to be available to the public. It is expected that regulations will have similar public availability requirements for Site Level Plans.



Committee Report – For Information

April 15, 2026

Subdivision Bylaw Review Project – Engagement Summary

Author: Stephanie Johnson, Planner MCIP RPP
File Reference: 10\5110\20\RDCK Subdivision Servicing
Electoral Area/Municipality: ALL ELECTORAL AREAS
Services Impacted Planning and Land Use/S104

1.0 PURPOSE OF REPORT

THAT the Board receives, for information, the Engagement Summary Report, dated March, 2026, that summarizes the engagement results for the RDCK’s Subdivision Bylaw Review project to date.

2.0 BACKGROUND AND UPDATE

The current subdivision bylaw was adopted in 2011. The RDCK has had a subdivision bylaw in place since 1998. Recent and anticipated population growth and resulting development pressure coupled with changes to Provincial housing legislation, namely Bills 44, 46, and 16, have underscored the need to expedite this work to ensure that new development will be sustainable over the long term from a subdivision servicing perspective.

The current bylaw applies to all electoral areas and regulates the following aspects of subdivision: access, parkland dedication, and works and services (i.e. water and sewerage requirements). A review of *Regional District of Central Kootenay Subdivision Bylaw No. 2159* commenced in 2017 and 2018. It was initiated by staff and legislation changes rather than by Board directive. Due to staff capacity the review was placed on hold in 2018, and no proposed amendments were brought forward to the Board. The RDCK Board resolution passed in 2020 formally added the subdivision bylaw review project to Planning Services work plan is provided below.

May 21, 2020 Regular Open Meeting

369/20 *That the Board DIRECT staff to undertake the RDCK Subdivision Bylaw Review as described in the Committee Report – RDCK Subdivision Bylaw Review dated April 28, 2020.*

July 17, 2025 Regular Open Meeting

369/25 *That the Board approve the RDCK to enter into a Consulting Services Agreement with Urban Systems Ltd. for the Subdivision Bylaw Review project;*

AND FURTHER, that the Chair and Corporate Officer be authorized to sign the necessary documents to a maximum value of \$97, 756.00 exclusive of GST;

AND FURTHER, that the funds be paid by the Service S104 Planning and Land Use.

2.1 Project Overview

The primary goal of the project is to create a new bylaw that reflects the needs of the RDCK as they relate to the subdivision of land. It is anticipated that the new bylaw will repeal and replace the existing one.

The objectives for the review of the RDCK's Subdivision Bylaw are to:

- ✓ Understand the challenges associated with the current bylaw.
- ✓ Address the identified challenges in the new draft bylaw.
- ✓ Ensure the new draft bylaw is up to date with current legislation and best practices.
- ✓ Improve the clarity and organization of the requirements listed in the bylaw.
- ✓ Update servicing standards in the bylaw to reflect current best practices.
- ✓ Respond to servicing needs resulting from recent housing legislation changes and effectively utilize the relevant tools available to local governments introduced by provincial legislation (e.g., Bills 44, 26, and 16).

2.2 Summary of Engagement to date

This Engagement Summary report (Attachment 'A') captures the various input efforts to obtain feedback on the research and analysis undertaken in the first two phases (fall 2025 - winter 2026) for the Subdivision Bylaw Review Project. Engagement methods used to date included targeted webinars, interviews, staff meeting(s) and an RDCK Board workshop. Input included feedback from the RDCK Board, focused virtual sessions with qualified professionals (e.g., surveyors, registered professional onsite wastewater practitioners, environmental consultants, contractors and developers, planning consultants), provincial ministries and agencies, the Provincial Approving Officer (PAO) for our region and relevant RDCK staff. The dedicated project page on the RDCK's Engage platform is the main tool being used to keep community members informed.

The summary report provides context about the project, a summary of the background document review, policy analysis and issues identification from the first two phases of this project. This information will be translated into guiding directions for bylaw drafting.

Results from the engagement conducted offered insight in to key themes for consideration during the crafting of the RDCK's draft Subdivision Bylaw, which include the following:

- Water Supply
- Sewerage Systems
- Access
- Bylaw Administration
- Long-Term Planning

3.0 NEXT STEPS AND TIMELINE

The Engagement Summary report is the remaining deliverable closing out Phase two of this project. Phase three (the final phase) includes developing a new draft Subdivision Bylaw for the RDCK that reflects best practices in planning and engineering, complies with current legislation and responds to the findings and recommendations from the background review (Phase One) and the engagement activities (Phase Two – Attachment ‘A’). The insights in this report are intended to serve as a high-level reference to help establish direction on key topics as well as confirm the topics where further focused engagement is needed.

Upcoming engagement in Phase Three will help clarify and confirm priorities and explore issues at a greater depth to identify and fill any gaps or considerations and refine the approach to professional reliance and servicing standards.

Topics to be further explored in the remaining Phase of this project include:

- ✓ Exploring the RDCK’s role in ensuring safe water supply and considering different types of sewerage systems and related maintenance of these systems
- ✓ Ensure alignment with Provincial regulations while addressing the desire/need for local regulations.

The focus of the last Phase (Phase three) of this project is to prepare the first draft of an updated Subdivision Bylaw that:

- Proposes regulations that are appropriate for the RDCK’s governance model and its role in the subdivision approval process;
- Incorporates planning and engineering best practices.
- Integrates relevant feedback gathered through engagement with staff, the Board, qualified professionals, and external partners (Attachment ‘A’).
- Addresses key challenges identified in the background review and aligns with recent legislative changes, including Bills 44, 46, and 16, to ensure the RDCK is making full and effective use of its regulatory tools.
- Provides a foundation for servicing approaches that can be tailored to different development patterns and servicing contexts across the region.

This work will inform the project’s final phase, aimed at drafting regulations and developing a modernized Subdivision Bylaw that reflects the RDCK’s capacity and regional context.

3.1 Timeline

Next steps include a draft Subdivision Bylaw in late spring 2026 for review by the RDCK Board, provincial ministries and agencies, the Provincial Approving Officer (PAO) for our region and relevant RDCK staff. Once feedback on the draft Bylaw has been received the consulting team will refine and finalize the proposed new RDCK Subdivision Bylaw. The Regional District's Planning team will then bring this item forward for the Board's consideration of formal bylaw readings in summer 2026.

Respectfully submitted,

Stephanie Johnson, MCIP RPP

CONCURRENCE

Planning Manager – Nelson Wight **Approved**

General Manager Development & Sustainability – Sangita Sudan **Approved**

Chief Administrative Officer – Stuart Horn **Approved**

ATTACHMENT:

Attachment A – RDCK Subdivision Bylaw Review Project – Engagement Summary Report



Subdivision Bylaw

What We Heard Report

March 2026

Document prepared by:

URBAN
SYSTEMS

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1.0 Introduction

The Regional District of Central Kootenay (RDCK) is undertaking an update to its Subdivision Bylaw to ensure that subdivision standards are aligned with current provincial legislation, best practices and the Regional District's servicing capacity, environmental, and regional approach to growth. The Subdivision Bylaw applies to the RDCK's eleven electoral areas (A-K) and sets out the standards and servicing requirements that must be met when land is subdivided. For a regional district, these standards help ensure new lots are created in a way that is safe, serviceable, and appropriate for local conditions. In areas with a Zoning Bylaw or Official Community Plan policies, the Subdivision Bylaw helps implement adopted land use directions. In areas without land use regulation, the Subdivision Bylaw often serves as the primary tool guiding land use, subdivision decisions, servicing expectations, and protection of public health and the environment.

Phase 1 of this project was undertaken to better understand the issues, opportunities, and challenges associated with the current Subdivision Bylaw. Phase 1 tasks included:

- A technical review of the existing Subdivision Bylaw;
- Comparative analysis of subdivision standards used in comparable communities;
- Review of current best practices; and
- Review of current applicable provincial legislation.

Internal engagement with RDCK staff across multiple departments took place in Phase 1 and detailed staff comments across all subject areas are included in the Background Review Summary Report.

The insights from the Background Review Summary Report informed Phase 2 of the project, which included external engagement with elected officials and key stakeholders, culminating in the drafting of this engagement summary. This report presents the feedback collected during Phase 2 engagement with external stakeholders and the RDCK Board to support both the technical and contextual understanding of the RDCK Subdivision Bylaw. The engagement summary serves as a critical tool in supporting the drafting of the updated Subdivision Bylaw, which will be undertaken in Phase 3.

The rationale for undertaking engagement was grounded in the need to:

- Gather input on how the Subdivision Bylaw is currently functioning across the RDCK, including highlighting any challenges or areas where improvements can be made;
- Target feedback from industry experts, agencies, and elected officials to support the technical nature of the bylaw.
- Confirm alignment between RDCK servicing requirements and provincial agency mandates;
- Understand local context and conditions that influence subdivision across the region; and
- Identify operational, cost, and feasibility considerations associated with different servicing approaches.

2.0 Outreach and Engagement Opportunities

From November 2025 to February 2026, the project team undertook a range of outreach and engagement activities with elected officials and key stakeholders, including:

- The RDCK Board;
- Local qualified professionals and developers;
- Interior Health Authority;
- Ministry of Transportation and Transit;
- Provincial Approving Officer; and
- Ministry of Water, Land, and Resource Stewardship.

Given the technical and regulatory nature of a Subdivision Bylaw, the project team focused on engagement with groups with direct experience in subdivision design, approval, and administration rather than broad public consultation. Additional outreach included:

- Letters sent to local First Nations to invite members to meet with the project team and share feedback related to the Subdivision Bylaw update; and
- Creation of a project page on <https://engage.rdck.ca/> to inform the public and provide an overview of the project, and access to key information, documents, and resources related to the Bylaw update.

ENGAGEMENT EVENTS

Ongoing
Engagement

RDCK Staff

Throughout the Subdivision Bylaw project, RDCK staff have contributed ongoing input on the bylaw, identifying gaps, opportunities, and key issues for discussion with external stakeholders. Initial feedback from staff was collected through review of redlined versions of the Subdivision Bylaw, background reports prepared by staff, and an internal survey on the bylaw conducted in 2024.

21
participants

Qualified Professionals and Developers

A total of 21 qualified professionals and developers participated in two webinar sessions held on November 25, 2025, with one session at 12:00 pm and a second at 6:30 pm. Participants included contractors, surveyors, engineers, architects, registered wastewater practitioners, and land management consultants. The purpose of these sessions was to gather feedback from individuals who regularly work with the RDCK's Subdivision Bylaw when planning and delivering development within the Regional District. The webinars highlighted key themes related to subdivision and servicing and provided opportunities for participants to share practical experience, insights, and feedback, including perspectives on local context and conditions that influence the subdivision process. Email invitations were distributed to qualified professionals and developers who undertake work in the RDCK, and information about the webinars was also posted publicly on engage.rdck.ca.

2 Interviews

Provincial Ministry and Agency Interviews

Two interviews, along with follow-up email correspondence, were conducted with provincial ministries and agencies that participate in the subdivision review process in the RDCK. A set of discussion questions was developed and shared with the agencies in advance of the interviews to support feedback and input. Interviews provided insight into how the Subdivision Bylaw is currently functioning, opportunities to improve alignment with provincial legislation and agency mandates, and broader trends related to subdivision servicing within the RDCK.

- Email feedback received from the Ministry of Water, Land, and Resource Stewardship
- Interior Health Authority Interview
 - January 29th, 2026, 10:30 am to 11:30 am, meeting conducted virtually
- Ministry of Transportation and Transit and Approving Officer Interview
 - January 29th, 2026, 1:00 pm to 2:00 pm, meeting conducted virtually

1 Workshop

RDCK Board Workshop

A workshop was held with the RDCK Board to provide an overview of the project, discuss the role of the Subdivision Bylaw within the broader land use planning framework, and gather Board input on key issues and concerns affecting subdivision across the RDCK's electoral areas. The workshop was held in a hybrid format (online and in-person) on February 17, from 9:00 am to 12:00 pm.

3.0 Key Themes

The following section provides a high-level overview of the key themes that emerged through the engagement process for the Subdivision Bylaw update. These themes capture the primary subjects addressed throughout the engagement and cover common areas of interest and concerns identified by RDCK staff and stakeholder groups. A more detailed summary of the feedback received is provided in Section 4.0.

3.1 Water Supply

- Surface water is a recurring concern due to reliability issues, drought and climate change impacts, and complexity in provincial approval processes. This reinforces interest in improving baseline information without expanding RDCK oversight or duplicating regulatory roles.
- Potable water testing is generally supported, with emphasis on applying testing requirements at the most practical stage to avoid creating barriers to subdivision.
- Differences in access to surface water across electoral areas were noted, underscoring the importance of tailored approaches and recognizing data limitations when confirming water source availability.

3.2 Sewerage Systems

- Type 1 septic systems are generally supported as an appropriate baseline at the subdivision stage; however, modern development patterns and an increasing number of dwelling units per lot are making feasibility more difficult to demonstrate in some cases.
- Higher maintenance requirements and associated risks were identified for Type 2 and 3 systems if maintenance is not carried out, emphasizing the need for mechanisms to support long-term system performance. Views varied on whether responsibility and risk associated with ongoing maintenance should rest with the property owner or the Regional District (through a maintenance bylaw).
- Striking a balance between risk management and affordability was highlighted when considering requirements such as hydrogeological assessments or strict 1-hectare minimum parcel size thresholds. It was highlighted that consideration needs to be given to managing risk without placing undue burden on applicants or RDCK resources.
- Subdivision standards that protect public health and environmental integrity with consideration of cumulative impacts and vulnerable aquifers while avoiding unnecessary barriers to housing delivery were supported.

3.3 Property Access

- Support for clear role definition between the RDCK and the Ministry of Transportation and Transit, with support for maintaining alignment and avoiding duplication of provincial authority within the Subdivision Bylaw.
- Safety and emergency access identified as key considerations, particularly for subdivisions with a single access point and in rural or remote areas.

3.4 Subdivision Bylaw Administration and Process

- Support for alignment with provincial legislation and agency roles.
- Clear jurisdictional roles and responsibilities, including clarification of the respective roles of the RDCK, provincial agencies, and the Provincial Approving Officer to reduce duplication, confusion, and inconsistency.
- Streamlined bylaw provisions with opportunities identified to modernize the bylaw text and remove or revise provisions that the RDCK does not actively enforce to support clearer expectations and administration.
- New reporting or testing requirements were generally supported where they are clearly justified, risk-based, and aligned with existing professional or provincial standards.
- Opportunity to improve clarity around the subdivision referral process, including when and how Directors and advisory bodies are notified and/or engaged.

3.5 Long Term Planning

- Emphasis on aligning long-term growth and density with the availability and reliability of servicing, recognizing different expectations and risks in community-serviced areas versus areas reliant on individual systems.
- Emphasis on coordinating long-term planning across municipal and Electoral Area boundaries to manage boundary-adjacent growth, anticipate servicing implications, and support measured development through appropriate regional and fringe-area planning tools.

4.0 What We Heard

This section provides a more detailed summary of the feedback collected from stakeholders across all engagement activities undertaken as part of the RDCK Subdivision Bylaw update. Feedback has been organized by key theme related to the Subdivision Bylaw, including water supply, sewerage systems, property access, subdivision bylaw administration and process, and long-term planning. Within each theme, the feedback is summarized by stakeholder group, highlighting perspectives and issues relevant to that subject area.

4.1 WATER SUPPLY

Qualified Professionals and Development Community

Webinar participants generally supported the principle of potable water testing requirements but emphasized that potability testing is more appropriately undertaken at the building permit stage, rather than at subdivision. For individual home-based systems, water quality testing at the building permit stage was viewed as a more practical option by webinar participants, noting the ease of administration and better alignment with Interior Health Authority processes. Requiring water potability confirmation too early was deemed a barrier to subdivision, particularly in rural and infill contexts.

Some webinar participants expressed concern regarding the complexity and delays in provincial surface water licensing approval. Other webinar participants cautioned against introducing further regulations or restricting surface water as a source for subdivision, noting that there are already provincial regulations that address this. Some webinar participants stated that drilled wells are viewed as a more reliable and practical solution for water supply because they provide long-term access and control.

Ministry of Water, Land and Resource Stewardship

Ministry of Water, Land and Resource Stewardship (WLRS) staff shared information on the Ministry's eligible surface water source list, which identifies approved surface water sources known to have sufficient supply to support domestic use. WLRS staff noted that this list is subject to change over time and suggested that the Subdivision Bylaw could reference the Ministry's approved water sources list as part of confirming whether a proposed subdivision has an available surface water supply.

WLRS staff also provided feedback on Part 8 (Water Supply) of the RDCK's Subdivision Bylaw, with their comments focused on aligning the Bylaw with the *Water Sustainability Act*, including updating water quantity requirements to reflect the current provincial practice of 2,000 cubic metres per day for domestic water supply.

Interior Health Authority

Interior Health Authority (IHA) staff stated approximately 40% of community water systems registered with Interior Health Authority are on a boil water notice, reinforcing the public-health value of consistent testing expectations. IHA staff recommended against new connections to community water systems on a boil water notice.

IHA staff also placed importance on clear, objective water quality verification at the point of proof of water for community water systems. Requirements for a source assessment that includes both chemical

and bacteriological analysis for potability were supported by the IHA to ensure there is no uncertainty or interpretation around whether a supply meets potable standards.

RDCK Staff

RDCK staff emphasized the need to strengthen how a subdivision water supply is reviewed through the Subdivision Bylaw. Staff indicated that the RDCK's current approach is less rigorous than the Provincial Approving Officer's and supported stronger bylaw requirements to verify water access so that each new parcel is served by a legal and sufficient water source. This also relates to comments on gaps in the list of eligible surface water sources verified by the Province; RDCK staff noted that where a proposed water source is not listed, additional provincial confirmation is required before the supply can be relied upon for subdivision approval.

RDCK staff comments also emphasized potability as a fundamental gap in the current Subdivision Bylaw, noting the absence of clear definitions, testing standards for what constitutes potable water, and requirements for potable water. In relation to wells, staff highlighted that shallow and dug wells pose a higher contamination risk and emphasized the importance of clear expectations for well sealing and appropriate oversight.

RDCK staff feedback also focused on community water systems and the feasibility of connection requirements. Some RDCK staff expressed support for mandatory connection to community water systems for smaller lots (e.g., less than 0.2 ha) or where system capacity exists, while others pointed to the RDCK's limited enforcement capacity. RDCK staff observed that there is currently no clear connection requirement and that expectations are applied inconsistently across applications and areas.

RDCK Board

Directors emphasized the need to strengthen the RDCK's baseline information related to water servicing across the region, including improved understanding of the different types of water systems in place (e.g., communal, co-operative, and private systems). Directors clarified that the intent was not to expand RDCK oversight of these systems, but rather to address an information gap by ensuring the RDCK has more reliable records and available drawings for community water systems.

Directors highlighted the importance of considering increasing drought conditions and the growing influence of climate change on surface water reliability. Surface water systems were identified as a key consideration for subdivision across the region, with Directors observing that if new connections to surface water are limited or restricted, this could become a barrier to subdivision in some electoral areas.

Discussion also focused on the feasibility and consistency of potable water requirements. Directors noted that water quality testing is not consistently undertaken and that obtaining a certificate of potable water can be challenging in practice.

In relation to the use of a provincially approved surface water sources list, Directors cautioned that a one-size-fits-all approach may not be workable across the RDCK given the region's variability. Directors also noted that water quality and quantity monitoring responsibilities have largely been downloaded from the Province without sufficient local capacity or consistent provincial data across all electoral areas. There was recognition of the need for a practical approach for very rural areas where data is

limited, alongside continued advocacy for improved provincial water data, acknowledging that there is no single method to confirm water source availability and potability.

Directors also raised questions regarding well testing standards and the potential role of covenants, noting that water treatment often occurs at the individual home level. It was emphasized that water quality testing should be clearly addressed at the point of proof of water in the subdivision process to better support long-term sustainability.

4.2 SEWERAGE SYSTEMS

Qualified Professionals and Development Community

There was general agreement from the webinar participants that reliance on Type 1 septic systems as the baseline standard is appropriate at the subdivision stage because of the increased maintenance requirements associated with Type 2 and 3 systems. However, several webinar participants noted that development patterns have changed, and that smaller dwellings such as secondary suites and alternative housing forms are making it difficult to demonstrate the feasibility of Type 1 systems on smaller lots due to space constraints.

Several webinar participants raised concerns about ensuring appropriate long-term maintenance for Type 2 and 3 sewerage systems. While some webinar participants noted that the Sewerage System Standard Practice Manual already provides comprehensive technical guidance and requires a maintenance plan, therefore placing responsibility on the property owner, webinar participants also observed that many owners are unaware of the type of system they have or the associated maintenance requirements. Some webinar participants suggested that some of these challenges could be addressed at the subdivision stage through stronger checks and balances, such as maintenance bylaws, inspection requirements, and restrictive covenants to support ongoing compliance. Additionally, it was noted that the limited number and availability of professionals to support maintenance could make it more challenging to maintain these systems to the necessary standards, leading to increased environmental and contamination risks.

Webinar participants also raised concerns about current standard capacity assumptions used to calculate domestic sewage flows for Type 1 systems, including the standard assumption of a four-bedroom home requiring 1,600 litres of sewage per day. It was noted that this assumption does not align well with emerging development trends that include multiple dwelling units on a single lot. One webinar participant observed that most new residential designs now feature either a secondary suite or provisions for a rental cabin or tiny home. These additional units can add about 700 litres daily to the design flow, which is an increase of approximately 44% compared to the required design flow of 1,600 litres per day.

Interior Health Authority

IHA staff noted that the standard assumption for domestic demand, a four-bedroom home requiring 1,600 litres of sewer capacity per day, is considered sufficient, and there is no anticipated change in this requirement in the near term.

IHA staff highlighted a key limitation of the current professional reliance approach. While Authorized Persons can demonstrate that a proposal for a Type 2 or 3 system meets subdivision-stage regulatory

requirements, this does not necessarily address long-term performance or cumulative impacts once systems are operating over time.

IHA staff further noted that more complex Type 2 and 3 systems require more frequent ongoing maintenance than Type 1, and if maintenance is neglected, the systems may treat wastewater less efficiently than a Type 1 system. IHA staff identified that failures in the Type 2 and 3 systems could result in poorly treated effluent being sent into the ground, which can cause higher levels of phosphorus and nitrates entering the environment.

From a process and risk-management perspective, IHA staff expressed a preference to rely on the provincial 1-hectare standard for on-site servicing, or to pursue a Liquid Waste Management Plan (LWMP) in areas where smaller lot sizes or higher servicing complexity are being considered. IHA staff indicated that support for Type 2 and 3 systems would generally require a clear mechanism to mandate and enforce ongoing maintenance, such as a maintenance bylaw and/or LWMP.

IHA staff emphasized the importance of a maintenance bylaw, noting that system modifications can occur after subdivision approval. They also highlighted that the RDCK includes areas with shallow groundwater and vulnerable aquifers, and that inadequate maintenance presents real contamination risks. An example was referenced from Armstrong, where nitrate and fecal contamination of an aquifer occurred due to insufficient control and oversight of septic systems.

Ministry of Transportation and Transit and Provincial Approving Officer

Ministry of Transportation and Transit (MoTT) staff and the Provincial Approving Officer noted that the Provincial Approving Officer may require the use of restrictive covenants to protect and reserve areas needed for on-site sewerage systems, as part of the subdivision approval process. It was noted that this authority is applied on a case-by-case basis.

RDCK Staff

RDCK staff noted that Type 1 septic systems remain an appropriate baseline at the subdivision stage. However, they noted that the current Subdivision Bylaw does not clearly reference the Sewerage System Regulation, which creates uncertainty around how provincial standards are intended to be applied through RDCK requirements. This uncertainty also then applies to Type 2 and 3 systems, which are not referenced in the current Subdivision Bylaw.

RDCK staff expressed caution about including Type 2 and 3 septic systems as a standard subdivision solution, referring to limited local capacity to perform required periodic maintenance and the increased potential for failure if systems are not properly maintained. Staff also identified a lack of clarity in the Subdivision Bylaw regarding when Type 2 and 3 systems may be considered and what maintenance expectations would apply over time.

Discussion also focused on community wastewater systems, with RDCK staff noting that there is currently no consistent standardization of design or performance criteria to guide implementation. RDCK staff indicated that clearer baseline expectations could improve consistency and reduce uncertainty for both applicants and RDCK staff when community sewer solutions are proposed as part of subdivision.

RDCK Board

Discussion focused on what enforceable long-term sewer system maintenance could realistically look like in the RDCK context for Type 2 and 3 systems. Directors discussed potential tools including maintenance bylaws enforced by the Regional District and the use of notices on title to support knowledge transfer and ongoing maintenance of sewerage systems. While the potential creation of a maintenance bylaw was discussed, several Directors noted that additional staff capacity would be required to administer and enforce such a bylaw, and that there is existing capacity limitations related to bylaw enforcement within the RDCK.

Some Directors expressed a preference for leaving long-term maintenance responsibility with the landowner, rather than introducing additional RDCK regulatory requirements related to ongoing system maintenance. Directors also raised concerns about the 1-hectare minimum parcel size requirement for onsite sewerage servicing, noting potential implications for housing affordability if all parcels are required to meet this size threshold.

4.3 PROPERTY ACCESS

Qualified Professionals and Development Community

Participants indicated that property access and roadway standards are appropriately addressed by the MoTT, and there was limited support for introducing additional RDCK-specific access requirements that could duplicate or conflict with provincial oversight.

Participants suggested that the Provincial Approving Officer should retain flexibility to exercise discretion based on site-specific conditions and supporting technical reports, without the need for additional access or roadway requirements imposed through the RDCK Subdivision Bylaw.

Ministry of Transportation and Transit and Provincial Approving Officer

The Provincial Approving Officer and MoTT staff clarified that authority over property access and highway-related requirements for subdivision rests with the Provincial Approving Officer, not MoTT. It was noted that the Provincial Approving Officer operates independently in a quasi-judicial role away from MoTT when reviewing and considering subdivision applications.

The Provincial Approving Officer outlined the criteria considered when assessing property access, including the form of access (easement, common lot, or right-of-way), existing conditions, topography, cost, emergency vehicle access (including comments from local fire chiefs) and future subdivision potential. The Provincial Approving Officer expressed in some cases, a common lot access arrangement can make more sense than a private access held under one owner because it can be structured to accommodate future development and subdivision opportunities, provided it is laid out appropriately from the start. Issues related to easement and common lot access identified during the Subdivision Bylaw background review, including access and maintenance challenges, were acknowledged by the Provincial Approving Officer.

The Provincial Approving Officer and MoTT staff noted that embedding detailed driveway or access standards within the Subdivision Bylaw could unintentionally limit the Provincial Approving Officer's discretion. Concerns were raised about how the RDCK would determine appropriate technical standards such as maximum driveway grades and how existing access arrangements that function effectively but

do not meet new standards would be treated; this is of particular concern as the RDCK does not have engineers on staff to make these determinations

Staff emphasized that the Subdivision Bylaw should allow for discretion, rather than prescribing fixed or mandatory access requirements, to ensure decisions can respond to site-specific conditions, constraints, and supporting technical information.

MoTT staff and the Provincial Approving Officer supported the potential inclusion of new bylaw language to clarify the treatment of statutory rights-of-way, noting that the statutory rights-of-way documents should be reviewed, accepted and approved by the Regional District and not Provincial Approving Officer.

MoTT staff also noted that panhandle access is best managed through the discretion of the Provincial Approving Officer and questioned whether an RDCK-specific access section in the Subdivision Bylaw is necessary where it may duplicate or conflict with the roles of the Provincial Approving Officer and MoTT.

RDCK Staff

RDCK staff emphasized that discretionary bylaw language related to property access can be inconsistently interpreted by applicants, contributing to variable outcomes and ongoing clarification during review. Staff also noted that road naming is not consistently standardized, which can create administrative and wayfinding challenges.

In terms of lot configuration, Staff highlighted that panhandle and narrow-frontage lots can create ongoing access and emergency-service challenges. Staff observed that panhandle access is sometimes approved by the Provincial Approving Officer contrary to the considerations set out in the Subdivision Bylaw, which can contribute to inconsistency in expectations.

Feedback from RDCK staff also focused on shared-access parcels and easement access, with staff noting persistent maintenance issues, property owner conflict, and, in some cases, constraints for future subdivision. Staff noted that access to multiple lots by easement or a common lot can lead to recurring maintenance challenges over time. Staff also referenced requests from elected officials to limit the number of lots served by an easement or common lot, while recognizing that the RDCK's authority to impose such limits may be constrained.

RDCK staff also identified the lack of driveway standards as a safety concern, noting that steep, narrow, or poorly graded access can be unsuitable for emergency access. This was framed as a key consideration for rural properties where driveway conditions can directly affect emergency response and long-term usability.

RDCK Board

The directors raised concerns about subdivision proposals that rely on a single access point, particularly where the subdivision is remote and far away from emergency services. Directors emphasized the importance of access road safety, noting that heightened risk can arise where existing access routes are not constructed to Transportation Association of Canada standards or proposed access routes have limited visibility or are not sufficient for emergency vehicle access. These conditions were identified as posing potential challenges for both resident safety and emergency response.

Directors discussed whether the Subdivision Bylaw could play a role in addressing these risks by establishing baseline safety expectations for access, particularly in rural and semi-rural subdivisions. There was acknowledgement that incorporating baseline safety access regulations in the Subdivision Bylaw could help improve consistency and reduce risk across the RDCK; however, Directors also noted this could add additional onerous regulatory requirements and step into the territory that MoTT already regulates.

4.4 SUBDIVISION BYLAW ADMINISTRATION AND PROCESS

Qualified Professionals and Development Community

Webinar participants emphasized the importance of maintaining a clear and predictable subdivision process, particularly considering recent zoning changes and provincial housing legislation intended to support infill development. Webinar participants noted that additional reporting or testing requirements were generally viewed as acceptable only where they clearly address identified risks and are aligned with existing provincial requirements or professional standards, rather than introducing new or duplicative local processes.

Interior Health Authority

IHA staff noted that they have not observed notable gaps or challenges with the RDCK Subdivision Bylaw through recent work. However, IHA staff indicated that they do encounter issues with the quality and completeness of technical septic report submissions from Authorized Persons, including missing the criteria for layout plans or a clear statement outlining their understanding of the guidelines.

IHA staff also noted that, in practice, they routinely encounter water and sewer systems that lack construction permits and are not fully permitted, and that these are discovered on an ongoing basis. Where such systems are discovered, staff indicated that they are not necessarily rejected outright. Instead, systems are assessed against the intent of the *Drinking Water Protection Act*, which staff described as more restrictive and generally better suited to larger systems than to smaller systems.

Ministry of Transportation and Transit and Provincial Approving Officer

MoTT staff and the Provincial Approving Officer highlighted the importance of ensuring that the Subdivision Bylaw clearly reflects what the RDCK is able and intended to administer. Staff noted that provisions that are not meant to be actively enforced can create confusion and inconsistency and should be reconsidered or removed.

MoTT staff and the Provincial Approving Officer highlighted several opportunities to improve overall clarity, consistency, and administrative alignment, including:

- Updating the bylaw to reflect legislative changes and current agency roles.
- Clarifying the scope and applicability of the bylaw, including how it applies to boundary adjustments and limited subdivision scenarios.
- Improving alignment of access-related provisions with the respective roles of the Provincial Approving Officer and MoTT.
- Reducing ambiguous or subjective language and aligning wording with best practices.
- Reviewing and refining sections that overlap and do not align with provincial legislation, including references to amendments that can be made in sections including for example:

Section 3.2 (b) to clarify that some boundary adjustments will not apply due to overlap with the *Strata Property Act*, Section and Section 9.03 (a) on ownership of a community water system by a strata corporation of a bare land strata subdivision when considering Section 506 (6) of the *Local Government Act*.

RDCK Staff

RDCK staff emphasized that several Subdivision Bylaw standards and definitions are now out of date, including the water standards, because of recent changes to provincial legislation. All references to legislation and regulation in the bylaw will need to be reviewed and updated to align with new legislation.

In relation to process, RDCK staff noted that the Regional District's subdivision review operates under a professional reliance model that places adherence to technical subdivision requirements on the owner's or applicant's hired professionals. Staff indicated that this approach is embedded in the current Subdivision Bylaw framework through certification and documentation requirements. This model is due to the RDCK not having dedicated internal engineering staff to independently review engineering submissions and technical submissions. These constraints have been identified, and RDCK staff note that the Subdivision Bylaw should be tailored to reflect the RDCK's available staffing capacity and expertise.

RDCK staff also noted opportunities to improve bylaw language to reduce discretionary interpretation and support more consistent application throughout the bylaw (e.g. the word "preference" used in Section 6.02). This included clarifying requirements and focusing RDCK requirements on standards that can be realistically administered within available capacity.

RDCK Board

Directors asked for clarification on when and how they are notified of subdivision applications throughout the subdivision referral process. In particular, Directors inquired about the points at which subdivision applications are referred to the Advisory Planning and Heritage Commission (APHC) as part of the review and referral process. In response, RDCK staff provided an overview of the subdivision process following referral of an application to the Regional District by the Provincial Approving Officer, including when and how information is shared with Directors and advisory bodies, in accordance with RDCK Planning Procedures and Fees Bylaw's Schedule L.

4.5 LONG TERM PLANNING

Interior Health Authority

From a planning and risk perspective, IHA staff expressed support for increased density in areas served by community water and sewer systems. They noted that in areas reliant on individual private services, larger parcel sizes remain important to support long-term public health protection and system sustainability.

IHA staff described their use of a professional reliance model, supported by technical reports prepared by Authorized Persons. While they acknowledged that Authorized Persons may, in some circumstances, justify parcel sizes below 1 hectare, IHA staff cautioned that smaller lots can limit long-term sustainability and future subdivision potential unless they are connected to community water and sewer

systems. For parcels under 1 hectare, IHA indicated they would expect a clear technical justification demonstrating sufficient usable area and the absence of hydrological constraints, such as shallow or vulnerable aquifers or proximity to existing wells.

In addition, IHA staff identified emerging pressures associated with recent Small-Scale Multi-Unit Housing-related changes, including intensification of development within established settlement areas. From a public health perspective, they cautioned that even parcels of approximately 0.25 hectares serviced by on-site septic can present challenges, and that further reductions in lot size increase risk without appropriate servicing and planning safeguards in place.

RDCK Staff

RDCK staff emphasized the importance of aligning long-term subdivision servicing expectations with evolving development patterns, including increasing density and associated design flows. Staff noted that technical assessments are typically based on a standard four-bedroom dwelling and often do not account for additional dwelling units or accessory units that may be permitted through the Regional District's land use bylaws and encouraged under the new Bill 44.

RDCK staff also noted mixed perspectives on whether to formalize a large-parcel exemption (e.g., parcels greater than 30 ha). Some staff supported clarifying this exemption in the bylaw, while others maintained that all new parcels should provide proof of potable water and sewer disposal regardless of size, to avoid transferring risk to future owners and to support consistent expectations.

In relation to lot size and future servicing pathways, RDCK staff highlighted that Interior Health Authority guidelines for minimum lot size (1 hectare for on-site services and 0.2 hectares where connected to a community water system) are not currently a requirement of the Subdivision Bylaw. RDCK staff cautioned that approving lots smaller than 1-hectare without a community sewer connection could create longer-term risks and may affect the RDCK's eligibility for provincial wastewater treatment infrastructure funding in the future.

RDCK staff identified a gap in how long-term servicing requirements are carried forward after subdivision approval, noting there is limited assurance that lots continue to meet water and sewer servicing requirements when buildings are constructed. This was framed as a broader sustainability issue, with staff emphasizing the need to consider cumulative impacts and long-term system performance when establishing subdivision standards.

RDCK staff have indicated that long-term RDCK planning documents, including the Regional Growth Strategy, Official Community Plans, and the Planning Procedure and Fees Bylaw, may require amendments to facilitate implementation of the Subdivision Bylaw. These updates may also be necessary to address subjects or issues not encompassed within the scope of the Subdivision Bylaw.

RDCK Board

RDCK Directors discussed planning tools and pathways to support cross-jurisdictional consultation and alignment between member municipalities and electoral areas. This included the role of regional growth strategies, fringe area planning approaches to manage boundary-adjacent development pressures, and, in some cases, the potential exploration of municipal boundary extensions. Directors emphasized the importance of proactive coordination with neighbouring municipalities to anticipate servicing implications and to address potential concerns associated with municipal boundary-adjacent development, particularly where electoral areas rely on municipal infrastructure.

5.0 Next Steps

The next step in the Subdivision Bylaw update project is the preparation of a first draft of the Subdivision Bylaw, informed by staff and Board input, stakeholder feedback, and technical expertise from RDCK interdepartmental staff and external partners, including best practices research. Input gathered through the qualified professional webinars, interviews with provincial ministries and agencies, and the Board workshop will directly inform this draft. Once the first draft of the Subdivision Bylaw is complete (targeted draft to be complete for June 2026), it will be brought to the Rural Affairs Committee for review, input, and direction. The RDCK will also re-engage qualified professionals, the development community, and provincial ministries and agencies to seek feedback on the draft bylaw. All feedback received will be considered and used to refine the Subdivision Bylaw.

DRAFT



Planning Services Quarterly Report

New Applications and Referrals (January-March 2026)

Bylaw Amendment Applications

| Electoral Area | File Number | Applicant | Proposal | Bylaw | Status |
|----------------|-------------|------------------------------|--|-------|-------------|
| B | Z2601B | Friends of Kitchener Society | To rezone and re-designate the lands from Residential and Community Services to Park and Recreation. | 2316 | In-Progress |

Board of Variance Applications

| Electoral Area | File Number | Applicant | Proposal | Bylaw | Status |
|----------------|-------------|-----------|---|-------|-------------|
| F | B2601F | Wright | Reduce setbacks for an addition and renovation to a dwelling (being processed as a DVP because BoV cannot achieve quorum) | 1675 | In-Progress |

Development Permit Applications

| Electoral Area | File Number | Applicant | Proposal | Status |
|----------------|-------------|--------------------------------------|--|-------------|
| E | DP2601E | 0770725 BC LTD | Industrial and Commercial and Watercourse Development Permit for RV campground | In Progress |
| HN | DP2602HN | Steinbach | Watercourse Development Permit for the reconstruction of a dwelling | In-Progress |
| E | DP2603E | Jugo Enterprises (Balfour Superette) | Industrial Commercial Development Permit | Intake |

Development Variance Permit Applications

| Electoral Area | File Number | Applicant | Proposal | Bylaw | Status |
|----------------|-------------|-----------|--|-------|-------------|
| B | V2601B | Goertzen | To vary the Farm Residential Footprint | 2316 | In-Progress |
| I | V2602I | Leuvekamp | To permit a shipping container on the property | 1675 | Cancelled |

| | | | | | |
|---|--------|------------|--|------|-------------|
| J | V2603J | Gienger | To vary the height of a detached dwelling to meet Accessory Dwelling Unit regulations and to allow 2 shipping containers on the property | 1675 | In-Progress |
| F | V2604F | Wasylyshyn | To vary front setback | 1675 | In-Progress |
| I | V2605I | Aker | To vary setback of accessory building | 1675 | In-Progress |

Temporary Use Permit Applications

| Electoral Area | File Number | Applicant | Proposal | Bylaw | Status |
|----------------|-------------|------------------------|---|-------|-------------|
| F | T2601F | Markin Enterprises LTD | To allow construction of an accessory building prior to establishing a principal use. | 1675 | In-Progress |

Referrals

Agricultural Land Reserve Applications (Referred from the Agricultural Land Commission)

| Electoral Area | File Number | Applicant | Proposal | Status |
|----------------|-------------|-----------|--|--------|
| K | A2601K | Smith | 2 lot subdivision in the ALR | Intake |
| B | A2602B | Huscroft | Non-Farm Use for custom cutting butcher shop on ALR land | Intake |

Crown Applications (Referred by the Province)

| Electoral Area | File Number | Applicant | Intended Use |
|----------------|-------------|-------------------|--|
| G | R2601G | Fortis BC | Statutory right of way for electric power line |
| G | R2602G | BC Hydro | Licence of Occupation for Sheep Creek Fish Habitat Fertilization |
| E | R2605E | Lockhart | Licence of Occupation or Lease for Crown land adjacent to Kootenay Lake |
| J | R2610J | McLeod and Goosen | Residential - Crown Grant (sale) purposes |
| F | R2612F | Nelson Hydro | Utilities - Electric Powerline purposes to authorize existing electrical power line infrastructure |

Forestry Applications (Referred by Forestry Companies)

| Electoral Area | File Number | Applicant | Intended Use |
|----------------|-------------|--------------------|----------------------------------|
| K | R2607K | BCTS | BCTS Block and road deactivation |
| K | R2608K | BCTS | BCTS Blocks |
| K | R2609K | BCTS | BCTS Blocks and roads |
| J | R2611J | ATCO Wood Products | Proposed salvage harvest block |

LCRB Applications (Referred by the LCRB)

| Electoral Area | File Number | Applicant | Intended Use |
|----------------|-------------|-----------------|---|
| J | R2606J | Scotties Marina | Rural Licensee Retail Store (RLRS) license at an existing general store |

Mines Applications (Referred by the Province)

| Electoral Area | File Number | Applicant | Intended Use |
|----------------|-------------|--------------------------------|---|
| F | R2604F | BC Eco Industrial Services Ltd | Notice of Work for an amendment to a Mine Act Permit for an existing sand and gravel operation |
| K | R2613K | Hascarl | Licence of Occupation application for Aggregate and Quarry Materials - Sand and Gravel purposes |

Municipal Applications (Referred from Local Governments)

| Electoral Area | File Number | Applicant | Intended Use |
|----------------|-------------|-----------------|--|
| CRE | R2603CRE | Town of Creston | Municipal referral for ALR exclusion application |

Subdivision Applications (Referred from the Ministry of Transportation and Transit)

| File Number | Applicant | Lots |
|-------------|-----------|----------------------------------|
| S2601E | Ratcliffe | conventional two lot subdivision |
| S2602K | Smith | conventional 2 lot subdivision |

| | | |
|---------|-----------------------|--|
| S2603K | Austin | boundary adjustment between two lots. |
| S2604F | Kaup | bare land strata on 1 ha parcel that creates 4 strata lots and one common property |
| S2605G | 1500653 B.C. LTD | conventional three lot subdivision |
| S2606B | Pinto | conventional 2 lot subdivision |
| S2607HN | Bergevin | 14 lot bare land strata subdivision |
| S2608J | Guido | conventional 2 lot subdivision |
| S2609E | Weger | conventional 3 lot subdivision |
| S2610I | Denisoff and Houghton | conventional 2 lot subdivision |
| S2611A | Grunewald | conventional 2 lot subdivision |

Summary of Applications and Referrals (Jan – Mar 2026 Q1)

| January 1 to March 30 | Electoral Area | | | | | | | | | | | | |
|------------------------------|----------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------|
| | VAR | A | B | C | D | E | F | G | H | I | J | K | Total |
| Development Permit | | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 1 | 0 | 0 | 0 | 3 |
| Development Variance | | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 2 | 1 | 0 | 5 |
| Board of Variance | | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Temporary Use Permit | | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Bylaw Amendment | | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Floodplain Exemption | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ALR Applications | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Inclusion | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subdivide | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| Non-Farm Use | | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Non-Adhering Residential Use | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Accretion Referrals | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Crown Land Referrals | | 0 | 0 | 1 | 1 | 2 | 0 | 0 | 1 | 0 | 0 | 0 | 5 |
| Mines Act Referrals | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Forestry Referrals | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 3 | 0 | 0 | 4 |
| Municipal Referrals | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| LCRB Referrals | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 |
| Industrial Referrals | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subdivision Referrals | | 1 | 1 | 0 | 0 | 2 | 1 | 1 | 1 | 1 | 1 | 2 | 11 |
| All Application Types | 1 | 1 | 4 | 1 | 1 | 6 | 4 | 1 | 4 | 6 | 3 | 3 | 35 |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |