

Bylaw Amendment Application

Referral Form – RDCK File Z26021
Amendment to Zoning Bylaw No. 1675

Date: April 27, 2026

You are requested to comment on the attached Bylaw Amendment for potential effect on your agency's interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO MAY 27, 2026). If no response is received within that time, it will be assumed that your agency's interests are unaffected.

PURPOSE OF THE BYLAW AMENDMENT:

The 2.38 ha subject property is located in Thurms in Electoral Area 'I' and has been developed with two single detached homes as shown on the attached site plan. The purpose of this bylaw amendment is to consider allowing three single detached homes on the residential lot. The applicant is also proposing to increase the minimum lot size for subdivision to 2.0 hectares to prevent additional residential development on the lot through subdivision.

To achieve this, the applicant is proposing to rezone from Country Residential I (CRI) to Country Residential I (CRI) Site-Specific. The proposed site-specific amendments in RDCK Zoning Bylaw no. 1675 are as follows:

Country Residential I (R2I) Development Regulations

- **From:** 1201 (1) The minimum lot size is **1.0** hectare.
- **To:** 1201 (1) The minimum lot size is **2.0** hectares.

- **From:** 1201 (2) The maximum density is **2** Dwelling Units.
- **To:** 1201 (2) The maximum density is **3** Dwelling Units.

- **From:** 1201(2B) Only one **Single Detached Housing or Duplex Housing** is permitted per lot.
- **From:** 1201(2B) Only one **Duplex Housing** is permitted per lot.

- **From:** 1201(3) The minimum lot size for a parcel subdivided for a relative under Section 514 of the Local Government Act with the approval of the Interior Health Authority shall be **0.8** hectare.
- **From:** 1201(3) The minimum lot size for a parcel subdivided for a relative under Section 514 of the Local Government Act with the approval of the Interior Health Authority shall be **2.0** hectare.

LEGAL DESCRIPTION & GENERAL LOCATION:

1625 Highway 3A, Thurms, Electoral Area 'I'
LOT 1 DISTRICT LOT 1239 KOOTENAY DISTRICT PLAN 4105, EXCEPT PART INCLUDED IN PLAN 15763
PID: 014-959-551

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING DESIGNATION	OCP DESIGNATION
2.38	no	Country Residential I (R2I) in RDCK Zoning Bylaw no. 1675	Country Residential (RC) in Sentinel Mountain Official Community Plan Bylaw No. 2821, 2024.

APPLICANT/AGENT: Stacey Posnikoff

Please provide your response via email.

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

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

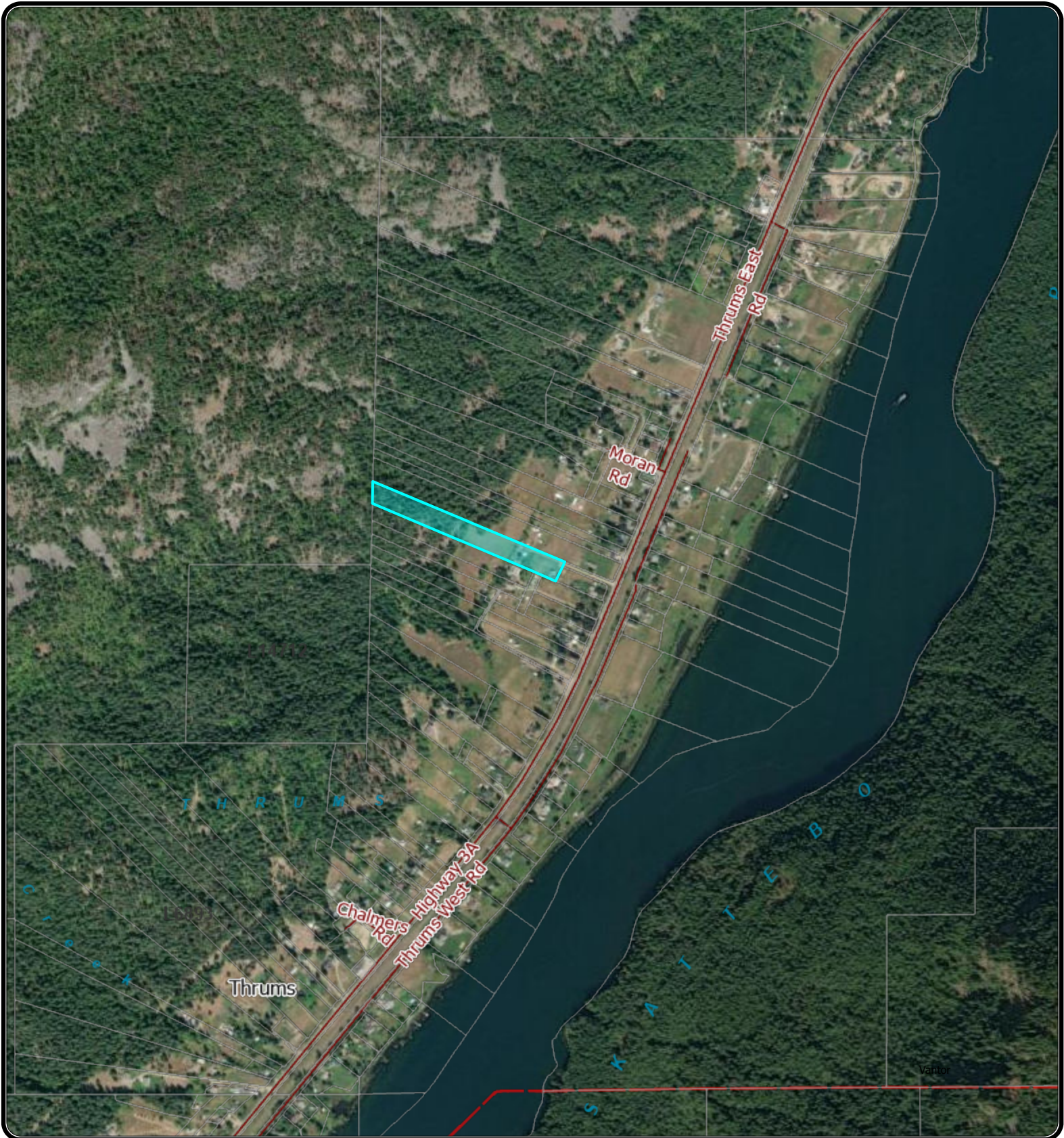
- TRANSPORTATION West Kootenay
- HABITAT BRANCH
- FRONT COUNTER BC (FLNRORD)
- AGRICULTURAL LAND COMMISSION
- REGIONAL AGROLOGIST
- ENERGY & MINES
- MUNICIPAL AFFAIRS & HOUSING
- INTERIOR HEALTH HBE Team, Nelson
- KOOTENAY LAKES PARTNERSHIP
- SCHOOL DISTRICT NO.
- WATER SYSTEM OR IRRIGATION DISTRICT
- UTILITIES (FORTIS, BC HYDRO, NELSON HYDRO, COLUMBIA POWER)
- REGIONAL DISTRICT OF CENTRAL KOOTENAY
- DIRECTORS FOR:
- A B C D E F G H I J K
- ALTERNATIVE DIRECTORS FOR:
- A B C D E F G H I J K
- APHC AREA I
- RDCK FIRE SERVICES
- RDCK EMERGENCY SERVICES
- RDCK BUILDING SERVICES
- RDCK UTILITY SERVICES
- RDCK REGIONAL PARKS

- FIRST NATIONS
- KTUNAXA NATION COUNCIL (ALL REFERRALS)
 - YAQAN NU?KIY (LOWER KOOTENAY)
 - ?AKINK'UM?ASNUQ?I?IT (TOBACCO PLAINS)
 - ?AKISQNUK (COLUMBIA LAKE)
 - ?AQ'AM (ST. MARY'S)
- OKANAGAN NATION ALLIANCE
 - C'ƏC'ƏWIXA? (UPPER SIMILKAMEEN)
 - K?K'ƏR'MÍWS (LOWER SIMILKAMEEN)
 - SNPÍNTKTN (PENTICTON)
 - STQA?TKWƏ?WT (WEST BANK)
 - SUKNAQÍNX (OKANAGAN)
 - SWÍWS (OSOYOOS)
 - SPAXOMƏN (UPPER NICOLA)
- SHUSWAP NATION TRIBAL COUNCIL
 - KENPÉSQT (SHUSWAP)
 - QW?EWT (LITTLE SHUSWAP)
 - SEXQELTQÍN (ADAMS LAKE)
 - SIMPCW ((SIMPCW)
 - SKEMTSIN (NESKONLITH)
 - SPLATSÍN (SPLATSÍN FIRST NATION)
 - SKEETCHESTN INDIAN BAND
 - TK'EMLUPS BAND
- SINIXT CONFEDERACY

The personal information on this form is being collected pursuant to *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015* for the purpose of determining whether the application will affect the interests of other agencies or adjacent property owners. The collection, use and disclosure of personal information are subject to the provisions of FIPPA. Any submissions made are considered a public record for the purposes of this application. Only personal contact information will be removed. If you have any questions about the collection of your personal information, contact the Regional District Privacy Officer at 250.352.6665 (toll free 1.800.268.7325), info@rdck.bc.ca, or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.




RETURN TO: SADIE CHEZENKO, PLANNER
 DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES
 REGIONAL DISTRICT OF CENTRAL KOOTENAY
 BOX 590, 202 LAKESIDE DRIVE
 NELSON, BC V1L 5R4
 Ph. 250-352-1585
 Email: plandept@rdck.bc.ca

RDCK Map



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

Legend

- Place Names
-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines

Map Scale:

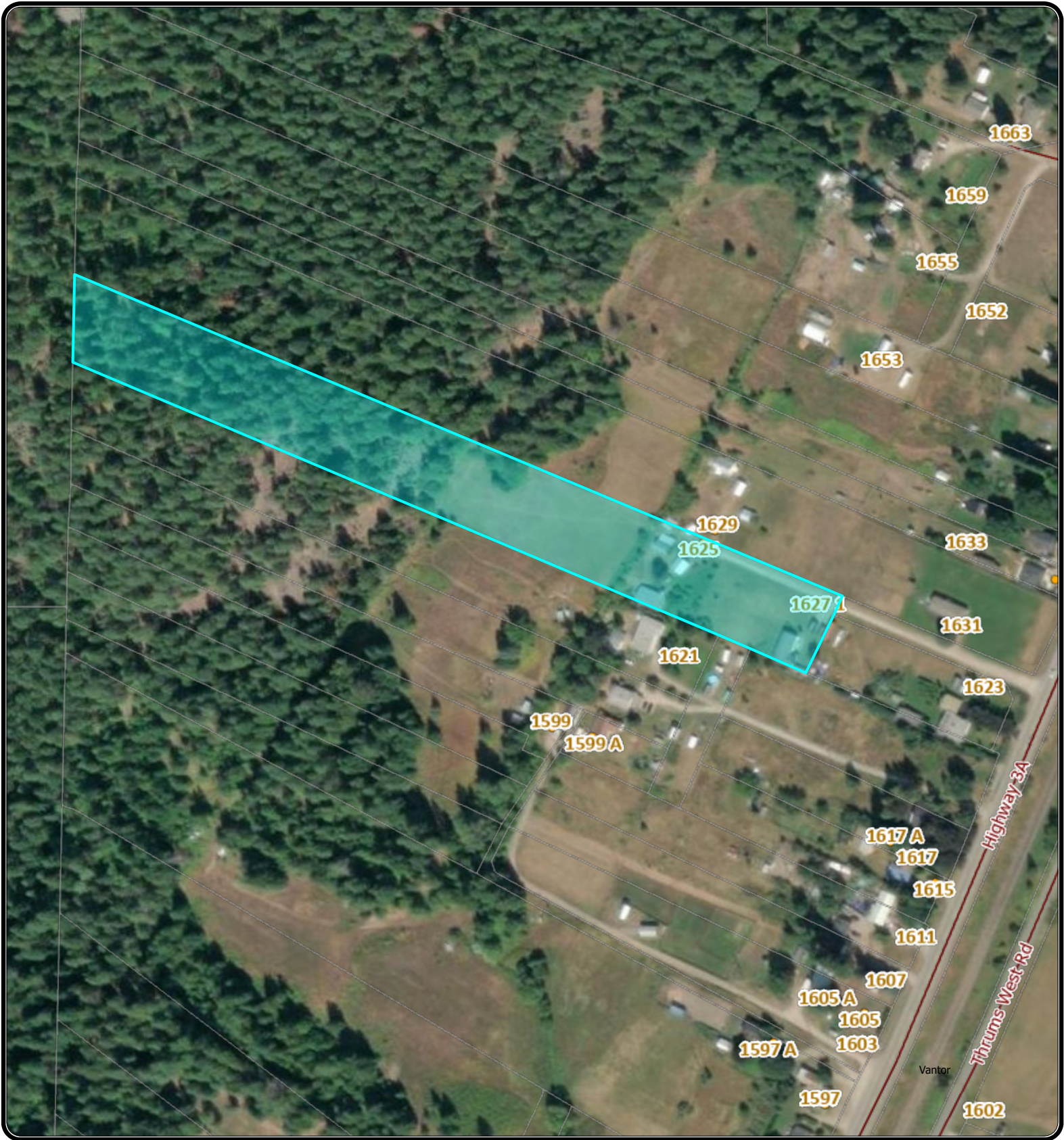
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Date: April 21, 2026







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

RDCK Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
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Legend

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

Map Scale:

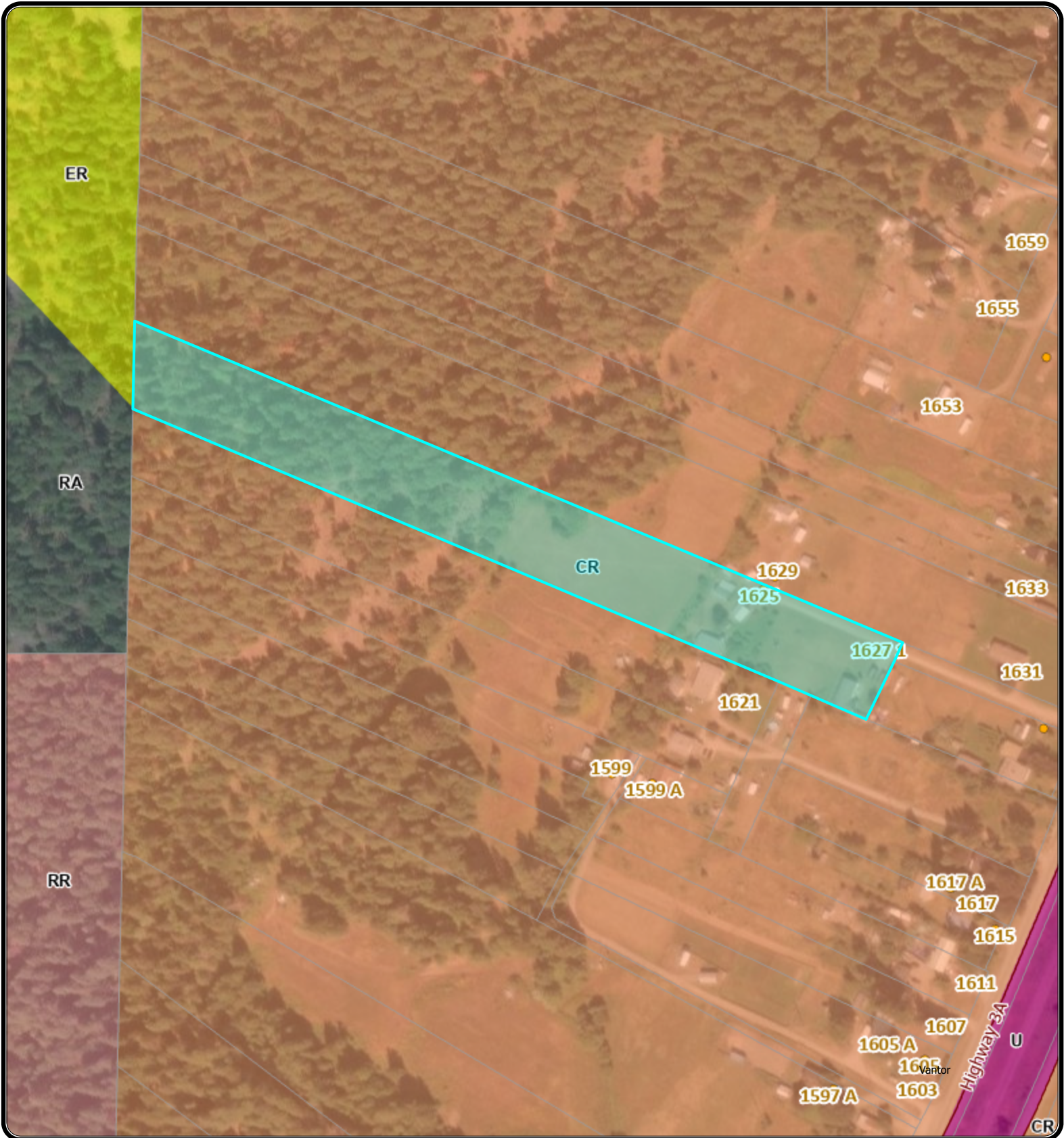
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Date: April 21, 2026



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Official Community Plan

- Country Residential
- Environmental Reserve
- Resource Area
- Rural Residential

Legend

- Utility, Railway and Transportation
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

1:4,514

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RDCK Map



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Zoning Class

- Commercial
- Open Space
- Residential 2
- Residential 3

Legend

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

Map Scale:

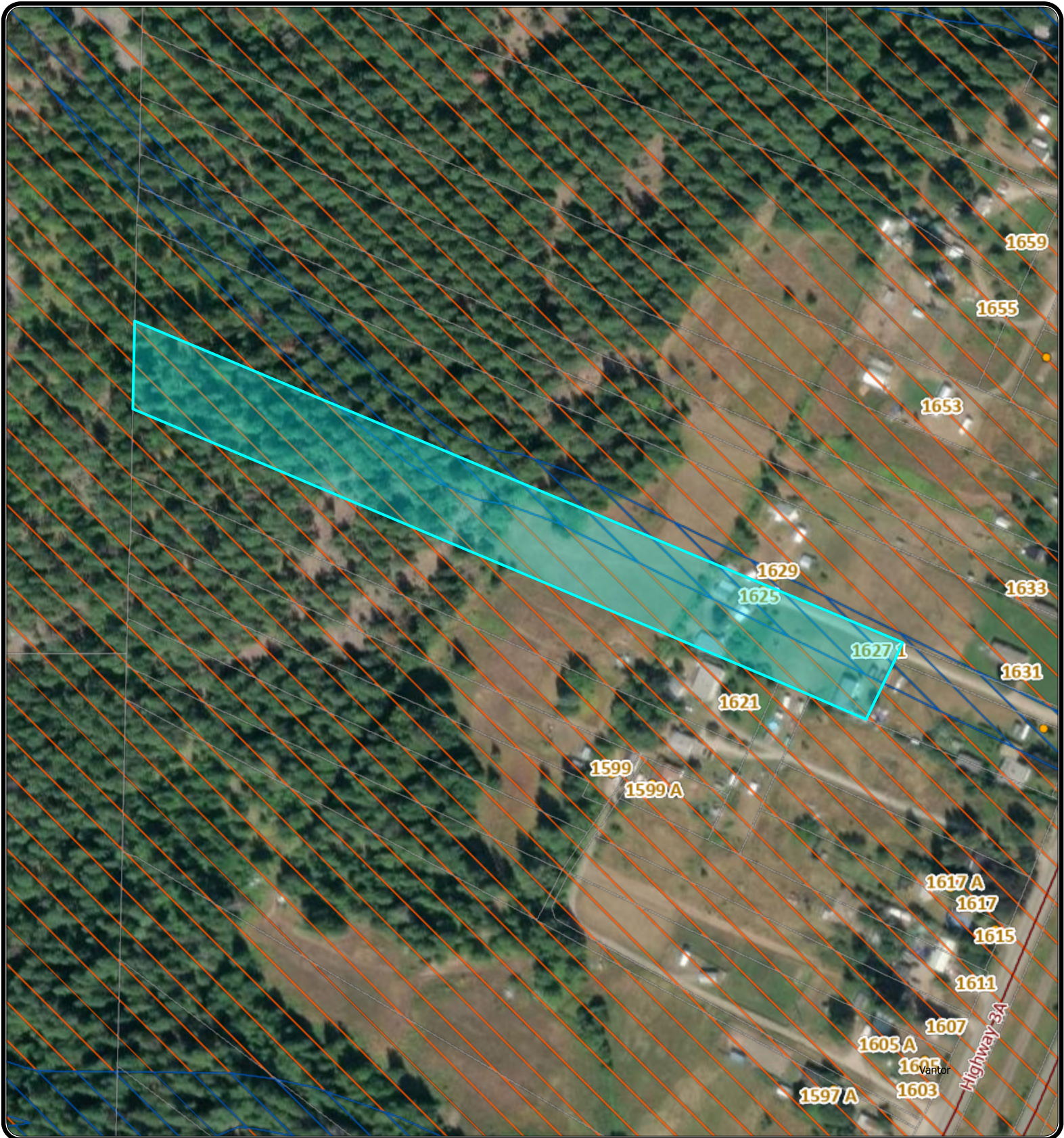
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RDCK Map







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Development Permit Areas

-  Watercourse
-  Wildfire

Legend

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

Map Scale:

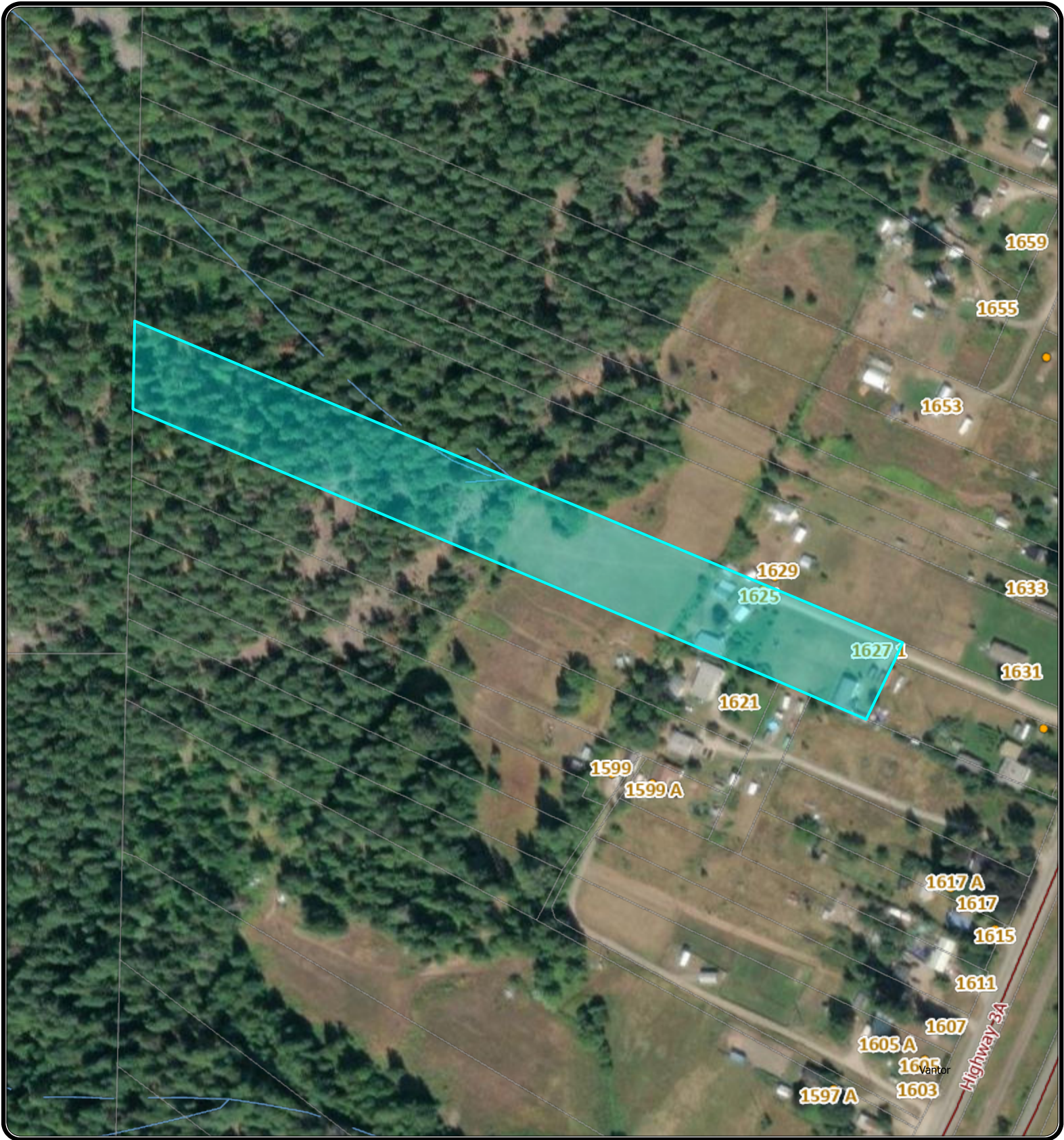
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RDCK Map



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Legend

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

Map Scale:

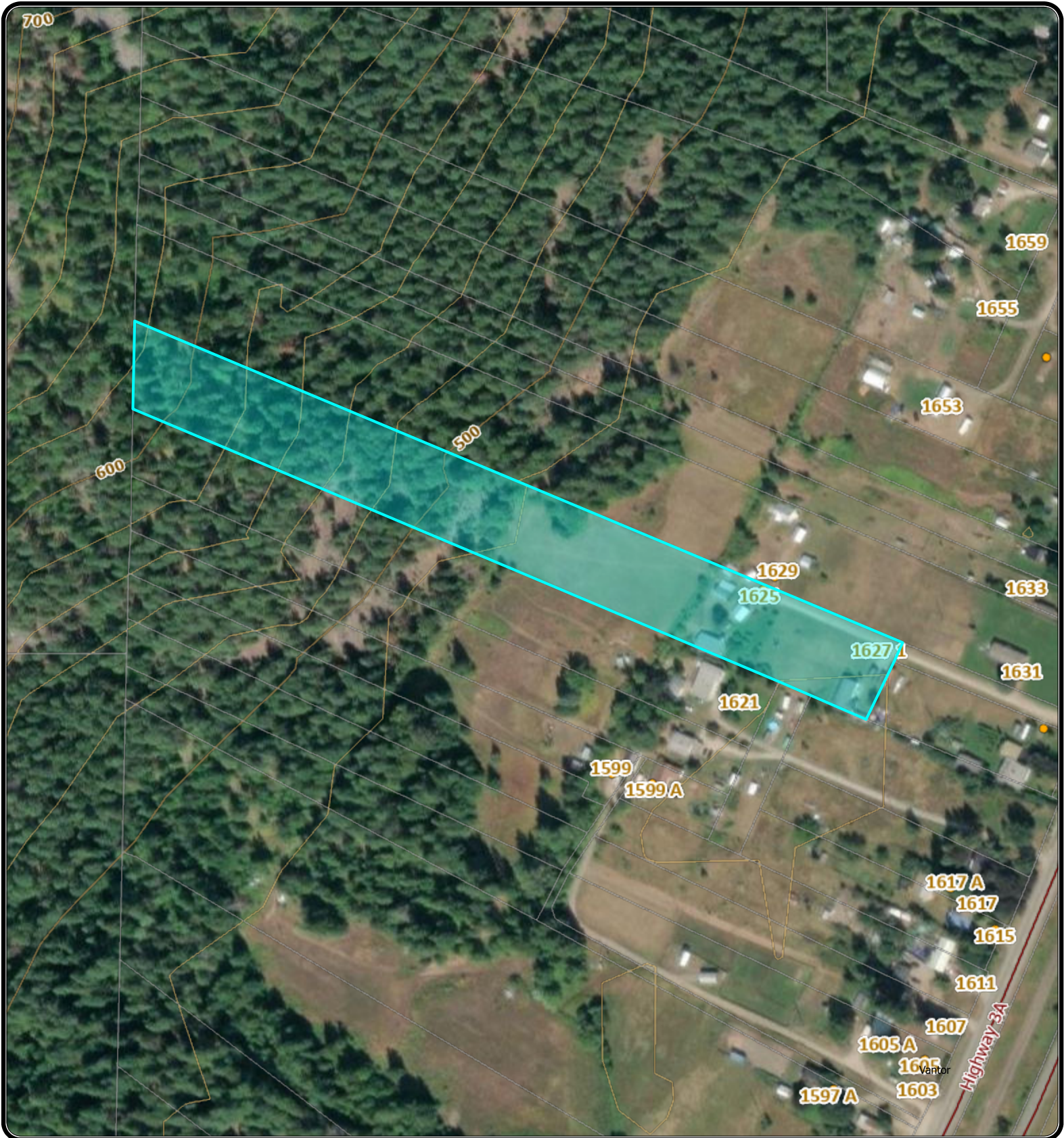
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RDCK Map



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maps@rdck.bc.ca

20 Meter Contours

- 20 meter
- 100 meter

Legend

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

Map Scale:

1:4,514

Date: April 21, 2026



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DIVISION 12 COUNTRY RESIDENTIAL I (R2I)**Permitted Uses**

1200 Land, buildings and structures in the Country Residential I (R2I) zone shall be used for the following purposes only:

Principal Uses:

- Duplex Housing
- Horticulture
- Single Detached Housing

Accessory Uses:

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

Development Regulations

1201

- 1 The minimum lot size is ~~1.0 hectare.~~ **2.0 hectares**
- 2 The maximum density is ~~2 Dwelling Units.~~ **3 Dwelling Units**
- 2B Only one ~~Single Detached Housing or~~ Duplex Housing is permitted per lot.
- 3 The minimum lot size for a parcel subdivided for a relative under Section 514 of the *Local Government Act* with the approval of the Interior Health Authority shall be ~~0.8 hectare.~~ **2.0 hectares**
- 4 The maximum site coverage permitted shall be 50 percent of the lot area.
- 5 The keeping of farm animals shall comply with the requirements of section 613.
- 6 Portable sawmills shall be located a minimum of 30 metres from any property line.
- 7 *Deleted by Bylaw 2757.*
- 8 The maximum height of any accessory building or structure shall not exceed 8 metres.
- 9 The maximum gross floor area of any accessory building or structure shall not exceed 200 square metres.
- 10 The cumulative gross floor area of all accessory buildings or structures shall not exceed 400 square metres.

Site Plan

Property Line

Proposed 180m²
Residence (3)

Proposed
Septic
Location

Existing
Barn

Existing
Garage

Existing
Septic
(1)

Well
servicing
Residence 1
and 2

Proposed
Well
Location

Drainage
Ditch

Existing 140m²
Residence (2)

Existing
Septic
(2)

Existing 170m²
Residence (1)



Zoning Amendment Summary

Property: 1625 Highway 3A, Thrums, BC

Jurisdiction: Regional District of Central Kootenay (RDCK), Electoral Area I

1. Existing Zoning

The subject property is zoned:

- **Country Residential I (R2I), Division 12**
- Under **RDCK Zoning Bylaw No. 1675**

The R2I zone permits residential uses including:

- Single detached dwelling
- Duplex dwelling
- Accessory dwelling unit

However, the zone establishes a **maximum density of two (2) dwelling units per parcel**.

👉 As a result, while multiple housing forms are listed as permitted uses, the property is currently limited to a total of **two dwelling units**, and does **not permit a third dwelling**.

2. Official Community Plan (OCP)

The property is designated:

👉 **Country Residential / Rural Residential** (Electoral Area I OCP)

This designation is intended to:

- Support **low-density residential development on larger parcels**
 - Encourage **flexible housing forms**, including multi-generational living
 - Maintain **rural character and compatibility** with surrounding lands
 - Accommodate development on **onsite water and septic systems**
-

3. Property Characteristics

- Parcel size: **5.88 acres (2.38 hectares)**
- Topography: **Gently sloped**
- Condition: **Predominantly cleared**
- Context: **Low-density rural residential area**

Proposed Building Location:

- The proposed dwelling will be located on the **upper ~1.5 acres of the property**
 - The site provides **substantial separation from other development**
 - There are **no nearby neighbouring dwellings in close proximity**, ensuring privacy and minimal visual impact
-

4. Proposed Amendment

The application proposes:

 A **site-specific amendment to the R2I zone** to permit:

- **Three (3) dwelling units** on the subject parcel


This represents an increase from the current maximum of **two (2) dwelling units**.

No subdivision is proposed, and the parcel will remain as a single title.

5. Effect of the Amendment

If approved, the amendment would allow:

- Up to **three dwelling units** on a **5.88-acre parcel**
- Continued use of the property for **rural residential purposes only**
- Development that remains **low-density in form and character**

 The effective density would remain low at approximately:
1 dwelling per 2 acres

6. Rationale for the Amendment

1. Consistency with OCP

The proposal aligns with the OCP's support for:

- Flexible housing forms
 - Rural residential living
 - Multi-generational use of land
-

2. Appropriate for Parcel Size

At **5.88 acres**, the property:

- Significantly exceeds minimum parcel size requirements
 - Can accommodate a third dwelling while maintaining:
 - privacy
 - separation
 - rural character
-

3. No Subdivision or Fragmentation

- The parcel will remain intact
 - No additional lots or servicing corridors are created
 - Maintains existing land use pattern
-

4. Suitable Site Conditions

- **Cleared and gently sloped land** supports development
 - The proposed dwelling location on the **upper 1.5 acres**:
 - minimizes visibility
 - avoids conflicts with existing uses
 - provides natural buffering
-

5. No Agricultural Impact

- Property is **not within the ALR**
 - No impact on agricultural land base
-

✔ 6. Minimal Infrastructure Impact

- Serviced by **private well and septic systems**
 - Capacity can be confirmed or upgraded as required
 - No demand on public infrastructure
-

7. Impact on Surrounding Properties

The proposed amendment is expected to be:

✔ Neutral to Positive

✔ Density

- No subdivision → **no increase in number of parcels**
 - Maintains overall **rural density pattern**
-

✔ Privacy & Separation

- Large parcel size ensures **substantial buffering**
 - Proposed dwelling is **not in proximity to neighbouring homes**
-

✔ Visual Character

- Development remains:
 - low-profile
 - consistent with rural residential form
 - No change to the broader landscape character
-

✓ Traffic

- Minor increase consistent with residential use
 - No significant impact on Highway 3A
-

✓ Land Use Compatibility

- Use remains strictly **residential**
 - No commercial or industrial activity introduced
-

✓ Property Values

- Expected to have a **neutral or positive effect**
 - Supports continued investment in rural properties
-

✓ 8. Conclusion

The proposed amendment to allow a **third dwelling unit** on a **5.88-acre R2I parcel**:

- Is **consistent with the Official Community Plan**
- Maintains **low-density rural character**
- Is appropriate for the **size and physical characteristics of the property**
- Results in **no negative impacts to surrounding properties**

👉 The proposal represents a **reasonable, low-impact extension of existing residential use** and is well suited to the subject property and surrounding area.

Neighbour Support Letter (Rezoning Application)

RE: Letter of Support – Zoning Amendment Application

Property: 1625 Highway 3A, Thrums, BC

PID: 014-959-551

To Whom It May Concern,

I/We, the undersigned, are neighbouring or nearby property owners to **1625 Highway 3A, Thrums, BC**, and have been informed of the proposed zoning amendment application for this property.

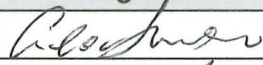

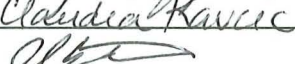

The application seeks a **site-specific amendment to the R2I (Country Residential) zoning** to permit **one additional detached single-family dwelling**, increasing the maximum number of dwelling units from two (2) to three (3) on the existing **5.88-acre parcel**.

- No subdivision is proposed
- The parcel will remain as a single property
- The additional dwelling will be located on the upper portion of the property, providing separation and privacy
- The use will remain strictly residential

Based on this understanding, we have **no concerns** with the proposal and believe it will have a **neutral or positive impact** on the surrounding area.

We support this application.

Neighbour Information & Signature

Name (Print)	Address	Signature	Date
Alec Lawton	1631 Highway 3A		Apr 15/26
Dylan Tripp	1621 Highway 3A		Apr 16/26
Claudia Kavcic	1635 Hwy 3A		Apr 17/26
Jed Carter	1635 Hwy 3A		Apr 17/26