



**REGIONAL DISTRICT OF CENTRAL KOOTENAY**

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

**3:00PM**

**Monday, May 11, 2026**

**Hybrid Meeting**

To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote.

**Join by Video:**

<https://rdck-bc-ca.zoom.us/j/91557144774?pwd=yG19tegqcHLayPeWG9wCzFhIarzne4.1>

**Join by Phone:**

+1 778 907 2071 Canada Toll-free

\*6 to unmute or mute

\*9 to raise or lower your hand

**Meeting ID:** 915 5714 4774

**Meeting Password:** 290445

**In-Person Location:** Gray Creek Hall 15047 Highway 3A Gray Creek, BC

**COMMISSIONERS**

Commissioner Shawn Ryks	Electoral Area A, Chair
Commissioner Michella Moss	Electoral Area A
Commissioner Julie March	Electoral Area A

**COMMISSIONERS ABSENT**

Commissioner Branca Lewandowski	Electoral Area A
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**DIRECTORS**

Gary Jackman	Electoral Area A, Director
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**STAFF**

Sadie Chezenko	Planner 1
Zachari Giacomazzo	Planner

Robin Baril

Meeting Coordinator

**3 out of 4 voting Commission/Committee members were present – quorum was met.**

**1. CALL TO ORDER**

Director Jackman called the meeting to order at 3:04 p.m.

**2. ELECTION OF CHAIR**

Director Jackman called for Nominations of the Chair 3 times.

Member March nominated Member Ryks

Member Moss nominated Member Ryks

Director Jackman ratifies the appointed Member Ryks as Chair of the Area A Advisory Planning and Heritage Commission for 2026.

**3. COMMENCEMENT OF APHC MEETING**

Chair Ryks assumed the Chair and called the meeting to order.

**4. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT**

We acknowledge and respect the Indigenous peoples within whose traditional lands we are meeting today.

**5. ADOPTION OF AGENDA**

**MOVED** and seconded,  
AND Resolved:

The Agenda for the May 11, 2026 Electoral Area A Advisory Planning and Heritage Commission meeting, be adopted with the Inclusion of Item 9.1 Geothermal East Shore Helicopter Activity before circulated.

**Carried**

**6. RECEIPT OF MINUTES**

The November 24, 2026 Electoral Area A Advisory Planning and Heritage Commission minutes, have been received.

**7. STAFF REPORTS**

**7.1 Development Variance Permit Application - Comer**

Staff gave a brief overview of the Development Variance Permit Application:

- Applicant has confirmed the use of the top floor of newly proposed garage will be utilized for personal use only.
- Staff confirmed that the access road from Packing Shed Road is not regularly used by homeowners.
- Applicant has abided by the set procedures.

**MOVED** and seconded,  
AND Resolved:

That the Area A Advisory Planning Commission SUPPORT the Development Variance Permit Application to David Comer for the property located 5033 Highway 3A, Wynndel and legally described as LOT 1 DISTRICT LOT 191 KOOTENAY DISTRICT PLAN NEP72779 EXCEPT PLAN EPP118106 (PID: 025-583-468).

**Carried**

## **7.2 Bylaw Amendment Referral Form**

Staff gave an overview of the updated amendments that Planning has been working on. The Bylaw Amendment will revert allowing secondary dwellings on land parcels dependant on lot size without needing to subdivide the parcel in question. Staff cautioned that Agricultural Land Commission rules will be stricter than RDCK Bylaws of what is permitted in certain cases.

The Commission felt that the Bylaw Amendments are a progressive step forward.

**Moved** and seconded,  
AND resolved:

That the Area A Advisory Planning and Heritage Commission SUPPORT the Bylaw Amendment Referral Form for Electoral Area A.

**Carried**

## **8. OLD BUSINESS**

### **8.1 Good Company Coffee**

The Commission had questions for staff in relation to the land use issue of Good Company Coffee. Staff answered the Commissioner's questions and gave an overview of the Agricultural Land Commission application and procedures.

## **9. NEW BUSINESS**

### **9.1 Geothermal East Shore Helicopter Activity**

Commission had questions about the helicopter activity recently on the East Shore. This is exploration work that the South Kootenay Lake Community Services Society has been doing to find hot spots to potentially provide alternative energy sources.

## **10. PUBLIC TIME**

No public present

## **11. NEXT MEETING**

The next Electoral Area A Advisory Planning and Heritage Commission Meeting is scheduled for June 15, 2026 at 3:00pm.

## **ADJOURNMENT**

**MOVED** and seconded,  
AND Resolved:

The Electoral Area A Advisory Planning and Heritage Commission meeting be adjourned at 4:51 p.m.

**Carried**

Digitally approved by

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Shawn Ryks, Chair