



Regional District of Central Kootenay

RURAL AFFAIRS COMMITTEE MEETING

Open Meeting Minutes

Wednesday, May 20, 2026

9:00 a.m.

Hybrid Model - In-person and Remote

COMMITTEE MEMBERS

PRESENT

Director G. Jackman	Electoral Area A – In Person
Director R. Tierney	Electoral Area B – In Person
Director K. Vandenberghe	Electoral Area C – In Person
Director A. Watson	Electoral Area D – 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 – In Person
Director T. Weatherhead	Electoral Area K

GUEST DIRECTOR Director A. McLaren-Caux Village of Nakusp

STAFF PRESENT

S. Horn	Chief Administrative Officer
S. Sudan	General Manager of Development and Community Sustainability Initiatives (Retiring)
A. Wilson	Acting General Manager of Development and Community Sustainability Initiatives
E. Stout	Manager of Building and Bylaw
D. Siminoff	Building & Plumbing Official
N. Wight	Planning Manager
S. Johnson	Planner
D. Hawkins	Planner

C. Scott	Planner
S. Chezenko	Planner
Z. Giacomazzo	Planner
R. Gaba	Planner
C. Hopkyns	Corporate Administrative Coordinator – Meeting Coordinator

1. ZOOM REMOTE MEETING INFO

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

Meeting Time:

9:00 a.m. PST

Join by Video:

<https://rdck-bc-ca.zoom.us/j/97918675110?pwd=GmVСуFaa2RntNTq5nTyh8CpcKj5tAL.1>

Join by Phone:

833 955 1088 Canada Toll-free

*6 to unmute or mute

*9 to raise or lower your hand

Meeting ID: 979 1867 5110

Meeting Password: 527524

In-Person Location:

RDCK Board Room

202 Lakeside Dr. Nelson

2. CALL TO ORDER

Chair Jackman called the meeting to order at 9:00 a.m.

3. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

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

4. ADOPTION OF THE AGENDA

Moved and seconded,

And resolved:

The agenda for the May 20, 2026 Rural Affairs Committee meeting be adopted as circulated.

Carried

Moved and seconded,
And resolved:

Director McLaren-Caux have freedom of the floor.

Carried

5. RECEIPT OF MINUTES

The April 15, 2026 Rural Affairs Committee meeting minutes, have been received.

6. DELEGATIONS

Item 7.3 – Rod Goertzen

Item 7.4 – Mark Wasylyshyn

Item 7.5 – Shane Aker

Item 7.6 – Jon Delcaro and Aron Burke

Item 7.7 – Tasha McCreight and Dave Waskul

7. PLANNING & BUILDING

7.1 BUILDING BYLAW CONTRAVENTION - DAVIS

File No.: 3135-20-A-786.05502.100

12670 Hephher Road

(Siobhan Davis)

Electoral Area A

The Memorandum dated April 22, 2026 from Konstantin Vassev, Senior Building Official and Erik Stout, Manager Building and Bylaw, re: Building Bylaw Contravention - Davis, has been received.

- Erik Stout provided background to the Committee regarding the file and answered the Committee's questions.
- 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 12670 Hephher Road, Electoral Area A, and legally described as LOT A, PLAN EPP44483, DISTRICT LOT 5027, KOOTENAY LAND DISTRICT MANUFACTURED HOME REG. # 57051.; 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 - COOK

File No.: 3135-20-B-786.05543.100

3533 Dean Road

(Timothy Cook, Kim Cook, Kristen Mitchell, Megan Corbett, Beau Corbett, Megan Corbett, Ricky Shurgelo, & Anthony Shurgelo)

Electoral Area B

The Memorandum dated April 20, 2026 from Konstantin Vassev, Senior Building Official and Erik Stout, Manager Building and Bylaw, re: Building Bylaw Contravention - Cook, has been received.

- Erik Stout provided background and answered the Committee's questions.
- 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 3533 Dean Road, Electoral Area B, and legally described as LOT 1, PLAN NEP6126, DISTRICT LOT 5617, KOOTENAY LAND DISTRICT EXCEPT PLAN 13694, & DL 9953, MANUFACTURED HOME REG. # 52640; 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 DEVELOPMENT VARIANCE PERMIT - GOERTZEN

File No.: V2601B – Goertzen

301 36th Ave South

(Roderick and Lorena Goertzen)

Electoral Area B

The Committee Report dated April 8, 2026 from Zachari Giacomazzo, Planner, re: Development Variance Permit - Goertzen, has been received.

Zachari Giacomazzo, Planner, provided an overview to the Board regarding the application proposing the farm residential footprint to be a maximum of 120 metres from the front property line in order to allow the construction of a new dwelling in approximately the same location as a previous dwelling on the lot.

The property owner Roderick Goertzen was available to answer the Committees questions.

Moved and seconded,

And resolved that it be recommended to the Board:

That the Board APPROVE the issuance of the Development Variance Permit to Roderick E. Goertzen and Lorena C. Goertzen for the property located at 301 36th Avenue South, Electoral Area B, and legally described as LOT 1, DISTRICT LOT 812, KOOTENAY DISTRICT PLAN 10845 (PID: 012-856-088) to vary Section 23.5 of Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013 to authorize the maximum depth of the Farm Residential Footprint to be 120 metres from the Front Lot Line.

Carried

7.4 DEVELOPMENT VARIANCE PERMIT – WASYLYSHYN

File No.: V2606F – WASYLYSHYN

4012 Fumot Place

(Mark and Robert Wasylyshyn)

Electoral Area F

The Committee Report dated April 21, 2026 from Sadie Chezenko, Planner, re: Development Variance Permit - Wasylyshyn, has been received.

Sadie Chezenko, Planner, provided an overview to the Board regarding Development Variance Permit to accommodate an accessory building.

The property owner Mark Wasylyshyn 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 V2606F to Mark and Robert Wasylyshyn for the property located at 4012 Fumot Place, Electoral Area F, and legally described as STRATA LOT 6, DISTRICT LOT 7071, KOOTENAY DISTRICT STRATA PLAN EPS2257, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V (PID: 030-279-119) to vary Section 605.5 of RDCK Zoning Bylaw No. 1675, 2004 in order to permit a 1.5 metre setback from the front lot line whereas the bylaw requires a 4.5 metre setback from the front lot line.

Carried

7.5 DEVELOPMENT VARIANCE PERMIT – AKER

File No.: V2605I – AKER

2250 Glade Road

(Shane Aker)

Electoral Area I

The Committee Report dated April 20, 2026 from Sadie Chezenko, Planner, re: Development Variance Permit - Aker, has been received.

Sadie Chezenko, Planner, provided an overview to the Board regarding Development Variance Permit to accommodate an accessory building.

The property owner Shane Aker was available to answer 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 V2605I to Shane Aker for the property located at 2250 Glade Road, Electoral Area I, and legally described as LOT B, DISTRICT LOT 302A, KOOTENAY DISTRICT PLAN EPP81680 (PID: 030-492-891) to vary Section 605.1 of RDCK Zoning Bylaw No. 1675, 2004 in order to permit a 1.3 metre setback from the side lot line whereas the bylaw requires a 2.5 metre setback from the side lot line and also to vary Section 2701.4 of RDCK Zoning Bylaw No. 1675, 2004 in order to permit farm residential footprint depth of 90m whereas the bylaw requires a farm residential footprint depth of 60m.

Carried

7.6 COMPREHENSIVE LAND USE AMENDMENT BYLAW - FRIENDS OF KITCHENER SOCIETY

File No.: Z2601B – Friends of Kitchener Society

6253 Kitchener Road

(Property Owner: Friends of Kitchener Society; Agent: Katie Kendall, Columbia Basin Trust)

Electoral Area B

The Committee Report dated April 30, 2026 from Zachari Giacomazzo, Planner, re: Comprehensive Land Use Amendment Bylaw - Friends of Kitchener Society, has been received.

Zachari Giacomazzo, Planner, provided an overview to the Board regarding the land use bylaw amendment to better reflect the existing and long-term use of the property as a community park and outdoor recreation space.

Friends of Kitchener Society representative, Jon Delcaro and Columbia Basin Trust representative Aron Burke, were available to answer the Committee's questions.

Staff answered the Committee's questions.

Moved and seconded,

And resolved that it be recommended to the Board:

That Electoral Area B Comprehensive Land Use Amendment Bylaw No. 3079, 2026 being a bylaw to amend Electoral Area B Comprehensive Land Use Bylaw No. 2316, 2013 is hereby given FIRST and SECOND reading by content and referred to a public hearing.

Carried

Moved and seconded,

And resolved that it be recommended to the Board:

That in accordance with Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015, Electoral Area B Director Roger Tierney is hereby delegated the authority to chair the Public Hearing on behalf of the Regional District Board.

Carried

7.7 LIQUOR AND CANNABIS REGULATION BRANCH REFERRAL

File No.: R2606J – Scotties Marina Ltd.

(Scotties Marina)

Electoral Area J

The Committee Report dated May 5, 2026 from Zachari Giacomazzo, Planner, re: Liquor and Cannabis Regulation Branch Referral, has been received.

Zachari Giacomazzo, Planner, provided an overview to the Committee regarding the provincial referral from the Liquor and Cannabis Regulation Branch for a proposed Rural Licensee Retail Store at the existing general store associated with Scotties Marina.

The property owner Tasha McCreight and Dave Waskul were available to answer the Committee's questions.

Moved and seconded,

And resolved that it be recommended to the Board:

That the Regional Board recommends support of the application proposed by Natasha McCreight (LCRB Job #142736 and RDCK File No. R2606J) for a Rural Licensee Retail Store (RLRS) licence at an existing general store (Scotties Marina) located at 5220Broadwater Road, Electoral Area J, (LOT A, DISTRICT LOT 4599, KOOTENAY DISTRICTPLAN NEP22963, PID: 023-387-378);

And that the Regional Board comments are as follows:

- I. The proposed store is located on a fee simple lot that is designated Commercial(C) in the Area J Official Community Plan and zoned Tourist Commercial (C3) in RDCK Zoning Bylaw No. 1675, 2004;
- II. The Board requests that MoTT Commercial Access Permit (2026-02144) is issued prior the RLRS Licence being issued in order to address any potential traffic and safety issues;
- III. That the retail sale of unopened liquor products/containers be restricted to 7:00am to 11:00pm;
- IV. No significant impact on the community is anticipated if the application is approved;
- V. The Board provided opportunity for residents to submit their views on the licence application. Public notice indicating that the RDCK would accept written comments on the application until April 27, 2026 was published in the Castlegar News on April 9, 2026 and posted on the notice board at the main entrance to the RDCK head office in Nelson on March 30, 2026. The referral package was also posted on the RDCK's website on March 26, 2026. Further, a notification sign was posted on the subject property on March 20, 2026 until the Board considered the application on May 21, 2026;
- VI. The views of the residents were considered by the Board at its May 21, 2026 Regular Board meeting or delivered as late items if correspondence was received after the agenda was published;

AND FURTHER, that the Regional Board direct staff to forward the above recommendation to the Liquor and Cannabis Regulation Branch (LCRB).

Carried

7.8 ENVIRONMENTAL DEVELOPMENT PERMIT AREA (DPA) ENFORCEMENT
File No.: 10\5110\20\COMPLIANCE AND ENFORCEMENT\DEVELOPMENT PERMIT
ENFORCEMENT
Electoral Area A, G, H

The Committee Report dated April 15, 2026 from Corey Scott, Planner, re: Environmental Development Permit Area (DPA) Enforcement, has been received.

Corey Scott, Planner, provided background and an overview to the Committee regarding the Environmental Development Permit Area Enforcement.

The Committee had a discussion regarding Environmental Development Permit Area Enforcement and staff answered questions.

**RECESS/
RECONVENE**

The meeting recessed at 10:07 a.m. for break and reconvened at 10:16 a.m.

DIRECTOR PRESENT: Director Cunningham joined the meeting at 10:18 a.m.

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

That the Board direct staff to undertake early and ongoing consultation, pursuant to Sections 475 and 476 of the *Local Government Act*, with respect to Amendment Bylaws No. 3025, 2026 being bylaw to amend Regional District of Central Kootenay Electoral Area G Land Use Bylaw No. 2452, 2018 as described in the Committee Report “Development Permit Area Compliance and Enforcement”, dated April 15, 2026.

Carried

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

That the Board direct staff to undertake consultation with respect to the Committee Report “Development Permit Area Compliance and Enforcement”, dated April 15, 2026, in conjunction with the Electoral Area H North Official Community Plan (OCP) review.

Carried

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

That the Board direct staff to undertake consultation with respect to the Committee Report “Development Permit Area Compliance and Enforcement”, dated April 15, 2026, in conjunction with the Electoral Area A Official Community Plan (OCP) review.

Carried

7.9 FOR INFORMATION: PLANNING SERVICES WORK PLAN

File No.: 10\4720\01

All Electoral Areas

The Committee Report dated May 20, 2026 from Nelson Wight, Planning Manager, re: Planning Services Work Plan, has been received.

Nelson Wight, Planning Manager, provided an overview to the Committee regarding the history of Board resolutions providing direction on the Planning Services work plan and to present that list of projects, priorities and timelines. Staff are not seeking any direction from the Board at this time.

The Committee had a discussion regarding the work plan and staff answered questions.

Staff will bring back an updated report to the June 17, 2026 Rural Affairs Committee with the Committee's feedback.

7.10 AREA D COMMUNITY PLANNING – PROJECT CHARTER

File No.: 10\5100\20\D_Ainsworth\2026 Project

Electoral Area D

The Committee Report dated May 20, 2026 from Dana Hawkins, MCIP, RPP, Planner, re: Area D Community Planning – Project Charter, has been received.

Dana Hawkins, Planner, provided an overview to the Committee regarding the Area D Community Planning project as described in the Area D Community Planning – Project Charter dated May 1, 2026.

The Committee had a discussion and staff answered questions.

Moved and seconded,

And resolved that it be recommended to the Board:

That the Board direct staff to undertake the Area D Community Planning project as described in the Area D Community Planning – Project Charter date May 1, 2026.

Carried

7.11 RDCK SUB REGION WEST OFFICIAL COMMUNITY PLAN PROJECT CHARTER AND ENGAGEMENT FRAMEWORK

File No.: \\FILES\RDCK\10\5110\20\RDCK SUB REGIONAL PLANNING

Electoral Area F, J, & K

The Committee Report dated May 20, 2026 from Rishab Gaba, Planner, re: RDCK Sub Region West Official Community Plan Project Charter and Engagement Framework, has been received.

Rishab Gaba, Planner, provided an overview to the Committee regarding the RDCK Sub Region West Official Community Plan project in accordance with the Project Charter and endorse the Engagement Framework.

Staff answered the Committee's questions.

Moved and seconded,

And resolved that it be recommended to the Board:

That the Board direct staff to undertake the RDCK Sub Region West Official Community Plan project in accordance with the Project Charter and endorse the Engagement Framework as described in the report titled "RDCK Sub Region West Official Community Plan Project Charter and Engagement Framework" dated May 20, 2026.

Carried

8. ENVIRONMENTAL SERVICES

No items.

Staff reminded the Committee, with it being an election year, the Community Works Grants submission deadline is August 2026.

9. RURAL ADMINISTRATION

No items.

10. PUBLIC TIME

The Chair called for questions from the public and members of the media at 10:58 a.m.

No media or public had questions.

11. ADJOURNMENT

Moved and seconded,
And resolved:

The meeting be adjourned at 10:58 a.m.

Carried

Digitally approved

Garry Jackman, Chair