



**REGIONAL DISTRICT OF CENTRAL KOOTENAY**

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

**7:00 PM**

**Tuesday, May 26, 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/94587073424?pwd=4jkdnipZZM89MQZGZz3fj0dPx9wr8y.1>

**Join by Phone:**

+1 778 907 2071      Canada Toll-free

**Meeting ID:** 945 8707 3424

**Meeting Password:** 147647

**In-Person Location:** Creston Valley Public Library - 531B 16 Avenue South, Creston, BC

**COMMISSIONERS**

Commissioner Daryl Bjarnason	Electoral Area B
Commissioner Brock Lillico	Electoral Area B
Commissioner Lon Main	Electoral Area B, Acting Chair
Commissioner Jon Delcaro	Electoral Area B
Commissioner Randy Meyer	Electoral Area B
Commissioner Jeff Karbonik	Electoral Area B
Commissioner Petra Flaa	Electoral Area B
Commissioner Adam Mjolsness	Electoral Area B

**ABSENT COMMISSIONERS**

Commissioner Wade Brunham	Electoral Area B, Chair
Commissioner Karen Kraan	Electoral Area B
Commissioner Jerry Bauer	Electoral Area B

**DIRECTORS**

Roger Tierney	Electoral Area B, Director
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**STAFF**

Sadie Chezenko	Planner
Zachari Giacomazzo	Planner
Robin Baril	Meeting Coordinator

**PUBLIC**

Rebecca and Cory Huscroft	Applicant
Jenna Traxel	Applicant
Jeshua Gibson	Applicant

**8 out of 11 voting Commission/Committee members were present – quorum was met.**

**1. CALL TO ORDER**

Vice Chair Main called the meeting to order at 7:01 p.m.

**2. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT**

We would like to acknowledge that this meeting is being held on the unceded traditional territory of the Ktunaxa Nation and the Yaqan Nuʔkiy People.

**3. ADOPTION OF AGENDA**

**MOVED** and seconded,  
AND Resolved:

The Agenda for the May 26, 2026 Electoral Area B Advisory Planning and Heritage Commission meeting, be adopted as circulated.

**Carried**

**4. RECEIPT OF MINUTES**

The Electoral Area B Advisory Planning and Heritage Commission minutes, have been received.

**5. STAFF REPORTS**

**5.1 Development Variance Permit Application – Traxel/Gibson**

The Referral Package dated May 12, 2026 from Planner Sadie Chezenko, has been received.

- The Commission was in favor of applicants home based business of working on large machinery to be fitting of the large shop size that they have applied to build.
- Planners reported that the location of the shop on the applicants' parcel is located well within the property boundaries, located centrally on the parcel.

**MOVED** and seconded,  
AND Resolved:

That the Area B Advisory Planning Commission SUPPORT the Development Permit Variance Application to Jenna Traxel and Jeshua Gibson for the property located 7745 Highway 3, Yahk, Electoral Area B. DISTRICT LOT 12974 KOOTENAY DISTRICT, EXCEPT THE MOST SOUTHERLY 40 CHAINS (PID: 013-872-664).

**Carried**

### **5.2 Agricultural Land Reserve Referral - Huscroft**

The Referral Package dated May 12, 2026 from Planner Zachari Giacomazzo, has been received.

- The applicants closed the business for personal health reasons in 2019 and want to reopen in 2027. Agricultural Land Commission requirements were missed by local government on first start up. Applicants have been proactive in searching out approvals they that are required for them to re-open the business.
- The applicants raise some of the product that they process on their parcel, 90% of the meat is supplied by local farmers.
- The proposed cut and wrap business is a service that the valley needs.

**MOVED** and seconded,  
AND Resolved:

That the Area B Advisory Planning Commission SUPPORT the Agricultural Land Reserve Referral for Cory and Rebecca Huscroft for the property located 924 25 Avenue South, Erickson, Electoral Area B. LOT 26 DISTRICT LOT 891 KOOTENAY DISTRICT 698 EXCEPT (1) PARCEL A (SEE DD 18512) AND (2) PART INCLUDED IN PLAN 3031 (PID: 015-493-211).

**Carried**

### **5.3 Agricultural Land Reserve (Inclusion) Referral – Town of Creston**

The Referral Package dated May 14, 2026 from Planner Zachari Giacomazzo, has been received.

- Town of Creston has proposed a land swap where a large parcel of land on airport lands be included for a smaller parcel of land be excluded from the Agricultural Land Reserve.
- The Commission was curious why the exclusion referral did not come to them for discussion. Staff explained that the exclusion did not have to come for referral according to the bylaws.

**MOVED** and seconded,  
AND Resolved:

That the Area B Advisory Planning Commission SUPPORT the Agricultural Land Reserve Referral for Town of Creston c/o Joel Comer for the property located at 1993 Airport Roads, Lister, Electoral Area B. BLOCK A SECTION 13 TOWNSHIP 7 KOOTENAY DISTRICT (PID: 009-724-991).

**Carried**

### **5.4 Bylaw Amendment Referral Form**

The Referral Package dated May 4, 2026 from Planner Sadie Chezenko, has been received.

- Commission is concerned that there is not enough appropriate checks and balances for property development, especially for residential zoned properties.

- Agricultural Land Commission bylaws will be more stringent than RDCK.
- Commission feels that there needs to be public consultation to find out what the community wants for future development in the Creston Valley.

**MOVED** and seconded,  
AND Resolved:

That the Area B Advisory Planning Commission NOT SUPPORT the Bylaw Amendment Referral Form for Electoral Area B.

**Carried**

**6. PUBLIC TIME**

No public present

**7. NEXT MEETING**

The next Electoral Area B Advisory Planning and Heritage Commission Meeting is scheduled for June 24, 2026 at 7:00 p.m.

**ADJOURNMENT**

**MOVED** and seconded,  
AND Resolved:

The Electoral Area B Advisory Planning and Heritage Commission meeting be adjourned at 8:38 p.m.

**Carried**

Digitally approved by:

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Lon Main, Acting Chair