



**REGIONAL DISTRICT OF CENTRAL KOOTENAY**

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

**6:30PM**

**Wednesday, May 27, 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/98440624910?pwd=9JQyXil1Zannf7mif5hF90fAswn5qj.1>

**Join by Phone:**

1 778 907 2071 Canada

**Meeting ID:** 984 4062 4910

**Passcode:** 640628

**Meeting Location:**

Brilliant Cultural Centre  
1875 Brilliant Road  
Castlegar, BC

**COMMISSIONERS**

Commissioner Brian Bebelman

Electoral Area I, Chair

Commissioner Kelly Poznikoff

Electoral Area I

Commissioner Andy Ozeroff

Electoral Area I

**DIRECTORS**

Andy Davidoff

Electoral Area I, Director

**STAFF**

Sadie Chezenko

Planner

Zachari Giacomazzo

Planner

Shelly Kindred

Meeting Coordinator

**1. CALL TO ORDER**

Chair Bebelman called the meeting to order at 6:32 p.m.

**2. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT**

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

**3. ADOPTION OF AGENDA**

**MOVED** and seconded,  
AND Resolved:

The Agenda for the May 27, 2026 Electoral Area I Advisory Planning and Heritage Commission meeting, was adopted with the following amendment:

- Inclusion of Item 6.1 Brilliant Headpond Stewardship Collaborative

Before circulation.

**Carried**

**4. RECEIPT OF MINUTES**

The April 15, 2026 Electoral Area I Advisory Planning and Heritage Commission minutes, were received.

**5. STAFF REPORTS**

**5.1 DEVELOPMENT VARIANCE PERMIT APPLICATION (V2609I) – Allie & Jarred Batchelor**

The Development Variance Permit Application dated May 07, 2026, from Zachari Giacomazzo, Planner, was received.

Planner Zachari Giacomazzo gave an overview of the application and answered questions from the Commission.

The applicants answered questions from the Commission and spoke to the Notice of Intent sent to the Agricultural Land Commission.

**Moved** and seconded,  
AND Resolved:

That the Area I Advisory Planning and Heritage Commission **SUPPORT** the Development Variance Permit Application to Allie Batchelor and Jarred Batchelor for the property located at 1993 Highway 3A, Tarrys Lot 2 DISTRICT LOT 1239 KOOTENAY DISTRICT PLAN 857.

**Carried**

**5.2 DEVELOPMENT VARIANCE PERMIT APPLICATION (V2606I) – Brandon Loukianoff**

The Development Variance Permit Application dated May 05, 2026, from Sadie Chezenko, Planner 1, was received.

Planner Sadie Chezenko introduced the application and described the three variances being requested.

The planner and applicants answered questions from the Commission.

**Moved** and seconded,  
AND Resolved:

That the Area I Advisory Planning and Heritage Commission **SUPPORT** the Development Variance Permit Application to Brandon Loukianoff for the property located at 2295 Highway 3A, Block 8 DISTRICT LOT 302A KOOTENAY DISTRICT PLAN 781.

**Carried**

**5.3 BYLAW AMENDMENT APPLICATION (Z2602I) – Stacey Posnikoff**

The Bylaw Amendment Application dated April 27, 2026, from Sadie Chezenko, Planner 1, was received.

Planner Sadie Chezenko outlined the bylaw amendment proposal and responded to questions from the Commission. The Planner flagged concerns for the property's water service and is expecting comments from Interior Health regarding this aspect of the proposed development.

The applicants also answered questions from the Commission and shared their intention for the multi-generational shared property.

**Moved** and seconded,  
AND Resolved:

That the Area I Advisory Planning and Heritage Commission **SUPPORT** the Bylaw Amendment Application to Stacey Posnikoff for the property located at 1625 Highway 3A, Thrums, LOT 1 DISTRICT LOT 1239 KOOTENAY DISTRICT PLAN 4105.

**Carried**

**5.4 ZONING BYLAW AMENDMENT APPLICATION (Z2405I) – Glade General Store LTD**

The Zoning Bylaw Amendment Application dated April 20, 2026, from Sadie Chezenko, Planner 1, was received.

Planner Sadie gave a summary of the application and answered questions from the Commission.

The applicant addressed the application and provided answers to the Commission's questions.

The Commission recognized that the Glade Esso and Cornerstone Cafe serve as a social gathering place for the community.

**Moved** and seconded,  
AND Resolved:

That the Area I Advisory Planning and Heritage Commission **SUPPORT** the Zoning Bylaw Amendment Application to Glade General Store LTD c/o Michelle Kooznetsoff for the property located at 2347 Highway 3A, Glade, LOT 3 DISTRICT LOT 302A KOOTENAY DISTRICT PLAN 781.

**Carried**

#### 5.5 **BYLAW AMENDMENT REFERRAL FORM – RDCK Planning Department**

The Zoning Bylaw Amendment Application dated May 4, 2026, from Sadie Chezenko, Planner 1, was received.

Planner Sadie Chezenko described the contents of the amendments to the Commission and identified some of the concerns regarding the amendments a land use planning perspective.

Director Davidoff identified community feedback he received to the initial 2024 amendments and that some residents preferred the flexibility to develop cluster housing on their lots. He also identified that the proposed amendments would allow potential cluster housing on large lots.

**Moved** and seconded,  
AND Resolved:

That the Area I Advisory Planning and Heritage Commission **SUPPORT** the Amendment Bylaw No. 3076.

**Carried**

### 6. **DIRECTOR ITEM**

#### 6.1 **BRILLIANT HEADPOND STEWARDSHIP COLLABORATIVE**

The Zoning Bylaw Amendment Application dated May 4, 2026, from Sadie Chezenko, Planner 1, was received.

**Moved** and seconded,

AND Resolved:

That the Area I APHC Advisory Planning and Heritage Commission SUPPORT the investigation of reinstatement of the Brilliant Headpond Stewardship Collaborative.

**Carried**

**7. PUBLIC TIME**

There were no members of the public in attendance.

**8. NEXT MEETING**

The next Electoral Area I Advisory Planning and Heritage Commission Meeting is scheduled for June 1, 2026.

**ADJOURNMENT**

**MOVED** and seconded,  
AND Resolved:

The Electoral Area I Advisory Planning and Heritage Commission meeting be adjourned at 8:49 p.m.

**Carried**