

Have Your Say.

Notice of Public Hearing

Wednesday, June 10, 2026 | 6:00 pm

Learn more.

The proposed land use bylaw amendment can be reviewed from June 4, 2026 – June 10, 2026.

Online: rdck.ca/landuseapplications

In Person: RDCK Creston Office 531B 16th Ave
Mon—Fri 8:30 am - 1:30 pm

Tell us what you think.

Make a verbal submission at the public hearing or send a written submission before 4pm on June 10, 2026.*

Attend a public hearing.

Online: Via Zoom | <https://rdck-bc-ca.zoom.us/j/96372982398?pwd=5SJAisJlaWxFKy3Jx29zp9gnJLpGYK.1>

Phone: +1 778 907 2071 (Toll free: 833 955 1088)

Meeting ID: 963 7298 2398

Meeting Password: 205320

In Person: Creston District Community Complex
(Erickson Room) - 312 19th Ave., N., Creston

Visit rdck.ca/publichearings for further details.



From: Community Services (CS) and Rural Residential (RR)

To: Park and Recreation (PR)

Location and Legal Description:

6253 Kitchener Road, Kitchener, Electoral Area 'B' LOT A DISTRICT LOT 4592 KOOTENAY DISTRICT PLAN NEP79222 (PID: 026-457-261)

Bylaw 3079: Being a Bylaw to amend Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013 by changing the land use designation from Community Services (CS) and Rural Residential (RR) to Parks and Recreation (PR) and changing the zoning designation from Community Services (CS) to Park and Recreation (PR).

**All written submissions are public information pursuant to the Freedom of Information and Protection of Privacy Act.*



rdck.ca/publichearings

Please direct enquiries to the Planning Department | 250.352.1536
1.800.268.7325 | planning@rdck.bc.ca



Land Use Bylaw Amendment Application

Referral Form – RDCK File Z2601B

Amendments to Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013

Date: March 4, 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 APRIL 3, 2026).

PURPOSE OF THE BYLAW AMENDMENT:

The subject property is the location of Kitchener Valley Park, however the existing zoning/land use are not aligned with the existing and proposed use of the site.

The property owners are seeking a bylaw amendment to rezone the subject property from Community Services (CS) to Park and Recreation (PR) and to redesignate the property from Community Services (CS) and Rural Residential (RR) to Park and Recreation (PR) in order to better reflect the existing and long-term use of the property as a community park and outdoor recreation space.

This land use bylaw amendment is required to authorize planned improvements that include the demolition and reconstruction of aging park structures, construction of a picnic shelter, storage buildings, and the refurbishment of sport courts and trails.

LEGAL DESCRIPTION & GENERAL LOCATION:

6253 Kitchener Road, Kitchener, Electoral Area 'B'
 LOT A DISTRICT LOT 4592 KOOTENAY DISTRICT PLAN NEP79222 (PID: 026-457-261)

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING DESIGNATION	OCP DESIGNATION
1 hectare (2.52 acres)	n/a	Community Services (CS)	Community Services (CS) and Rural Residential (RR)

APPLICANT:

Katie Kendall, Columbia Basin Trust on behalf of Friends of Kitchener Society

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.

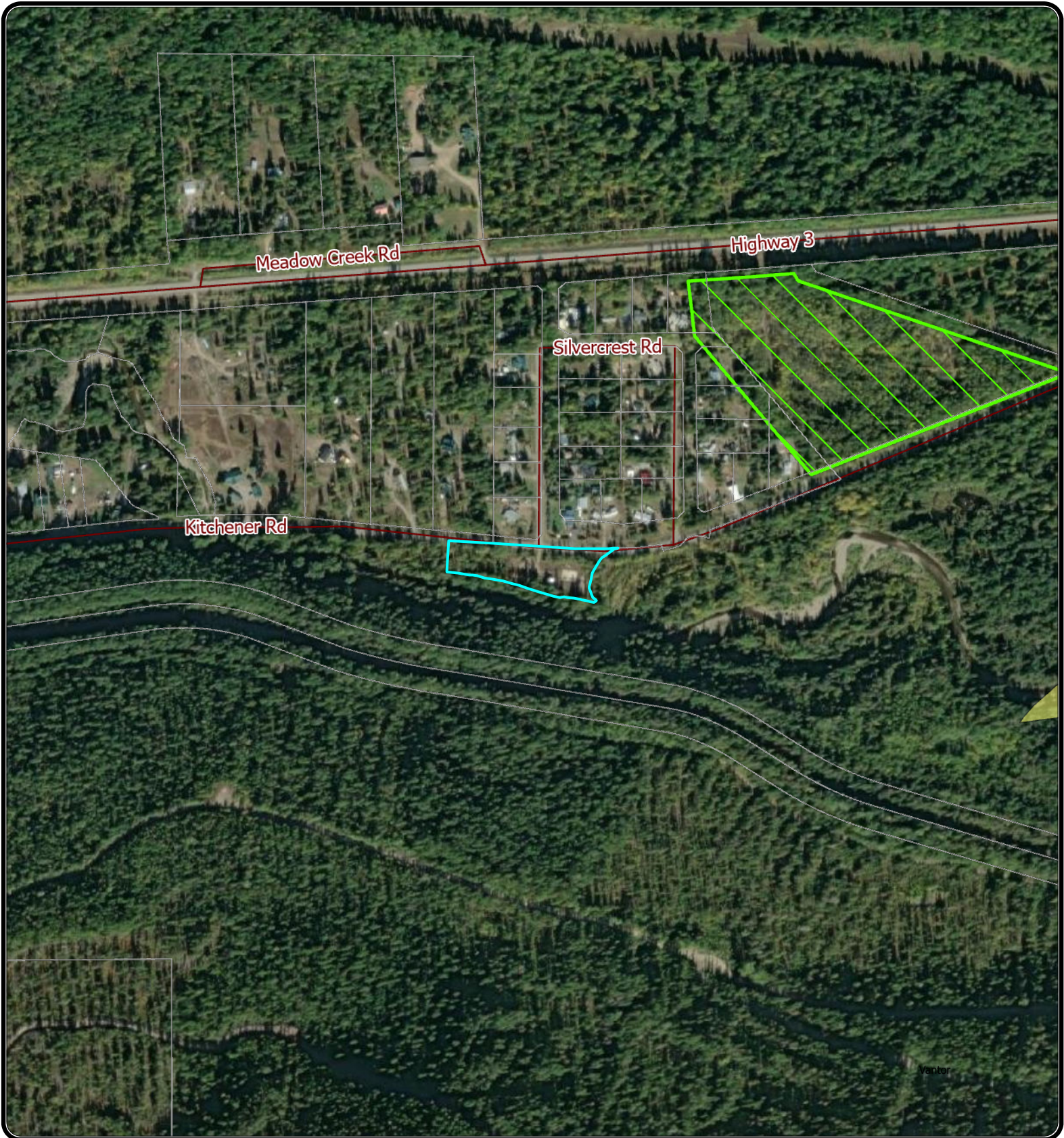
**ZACHARI GIACOMAZZO, PLANNER
 REGIONAL DISTRICT OF CENTRAL KOOTENAY**

<input checked="" type="checkbox"/> MINISTRY OF TRANSPORTATION (WEST KOOTENAY) <input checked="" type="checkbox"/> HABITAT BRANCH <input checked="" type="checkbox"/> FRONT COUNTER BC (FLNRORD) <input type="checkbox"/> AGRICULTURAL LAND COMMISSION <input type="checkbox"/> REGIONAL AGROLOGIST <input type="checkbox"/> ENERGY & MINES <input type="checkbox"/> MUNICIPAL AFFAIRS & HOUSING	FIRST NATIONS <input checked="" type="checkbox"/> 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) <input type="checkbox"/> OKANAGAN NATION ALLIANCE
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<input checked="" type="checkbox"/> INTERIOR HEALTH HBE Team, Nelson <input type="checkbox"/> KOOTENAY LAKES PARTNERSHIP <input checked="" type="checkbox"/> ARCHAEOLOGY BRANCH <input checked="" type="checkbox"/> SCHOOL DISTRICT NO. 8 <input type="checkbox"/> WATER SYSTEM OR IRRIGATION DISTRICT <input checked="" type="checkbox"/> UTILITIES (FORTIS, BC HYDRO, NELSON HYDRO, COLUMBIA POWER) REGIONAL DISTRICT OF CENTRAL KOOTENAY DIRECTORS FOR: <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K ALTERNATIVE DIRECTORS FOR: <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K <input checked="" type="checkbox"/> APHC AREA B <input checked="" type="checkbox"/> RDCK FIRE SERVICES – DISTRICT CHIEF (BY AREA) <input checked="" type="checkbox"/> RDCK EMERGENCY SERVICES <input checked="" type="checkbox"/> RDCK BUILDING SERVICES <input type="checkbox"/> RDCK UTILITY SERVICES <input checked="" type="checkbox"/> RDCK REGIONAL PARKS <input checked="" type="checkbox"/> RDCK FINANCE DEPARTMENT <input checked="" type="checkbox"/> RDCK ENVIRONMENTAL SERVICES (RESOURCE RECOVERY)	<input type="checkbox"/> C'ƏC'ƏWIXA? (UPPER SIMILKAMEEN) <input type="checkbox"/> KƛK'ƏR'MÍWS (LOWER SIMILKAMEEN) <input type="checkbox"/> SNPÍNTKTN (PENTICTON) <input type="checkbox"/> STQA?TKWƏ+WT (WEST BANK) <input type="checkbox"/> SUKNAQÍNX (OKANAGAN) <input type="checkbox"/> SWÍWS (OSOYOOS) <input type="checkbox"/> SPAXOMƏN (UPPER NICOLA) <input type="checkbox"/> SHUSWAP NATION TRIBAL COUNCIL <input checked="" type="checkbox"/> KENPÉSQT (SHUSWAP) <input type="checkbox"/> QW?EWT (LITTLE SHUSWAP) <input type="checkbox"/> SEXQELTQÍN (ADAMS LAKE) <input type="checkbox"/> SIMPCW ((SIMPCW) <input type="checkbox"/> SKEMTSIN (NESKONLITH) <input type="checkbox"/> SPLATSÍN (SPLATSÍN FIRST NATION) <input type="checkbox"/> SKEETCHESTN INDIAN BAND <input type="checkbox"/> TK'EMLUPS BAND <input type="checkbox"/> SINIXT CONFEDERACY
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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: ZACHARI GIACOMAZZO, PLANNER
 DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES
 REGIONAL DISTRICT OF CENTRAL KOOTENAY
 BOX 590, 202 LAKESIDE DRIVE
 NELSON, BC V1L 5R4
 Ph. 250-352-8190
 Email: plandept@rdck.bc.ca



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

Legend

- Agriculture Land Reserve
- Non Standard Flooding Erosion Area
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines

Map Scale:

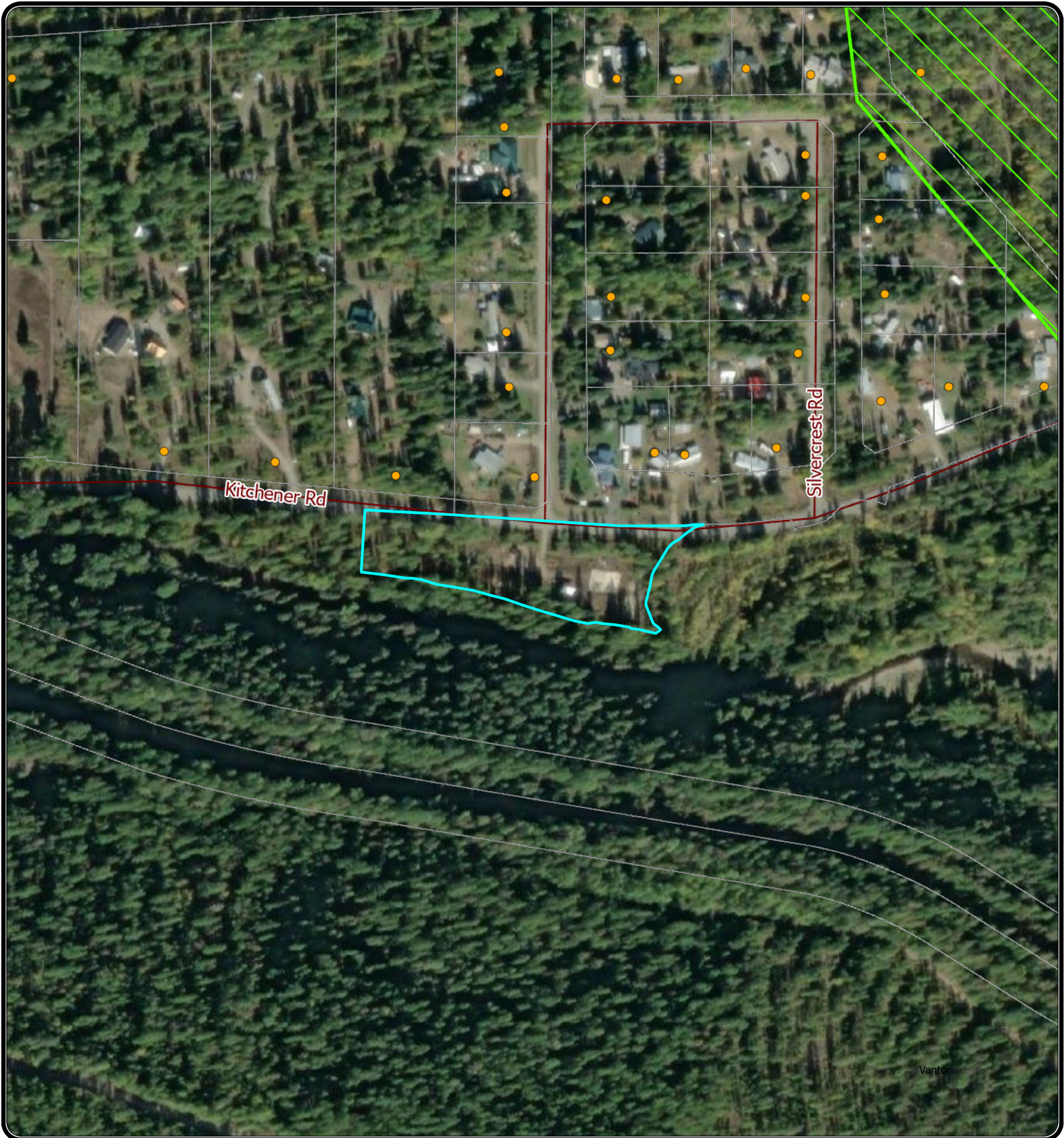
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Date: February 25, 2026



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- Z2601B








Vantor



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

-  Agriculture Land Reserve
-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points

Map Scale:

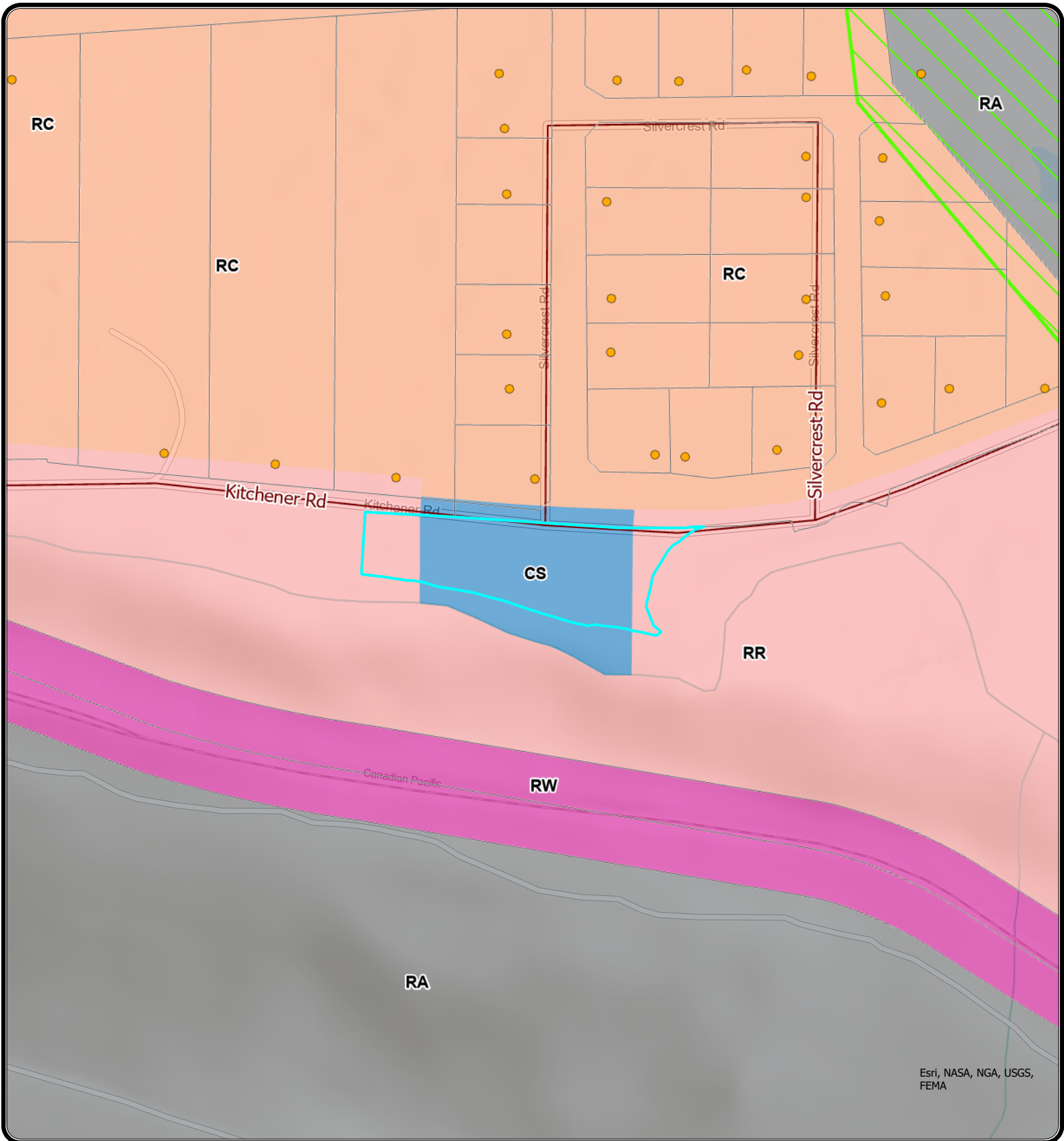
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RDCK Map- Z2601B



Esri, NASA, NGA, USGS, FEMA



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Legend

Official Community Plan

- Community Services
- Country Residential
- Resource Area
- Rural Residential
- Utility, Railway and Transportation

- Agriculture Land Reserve
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

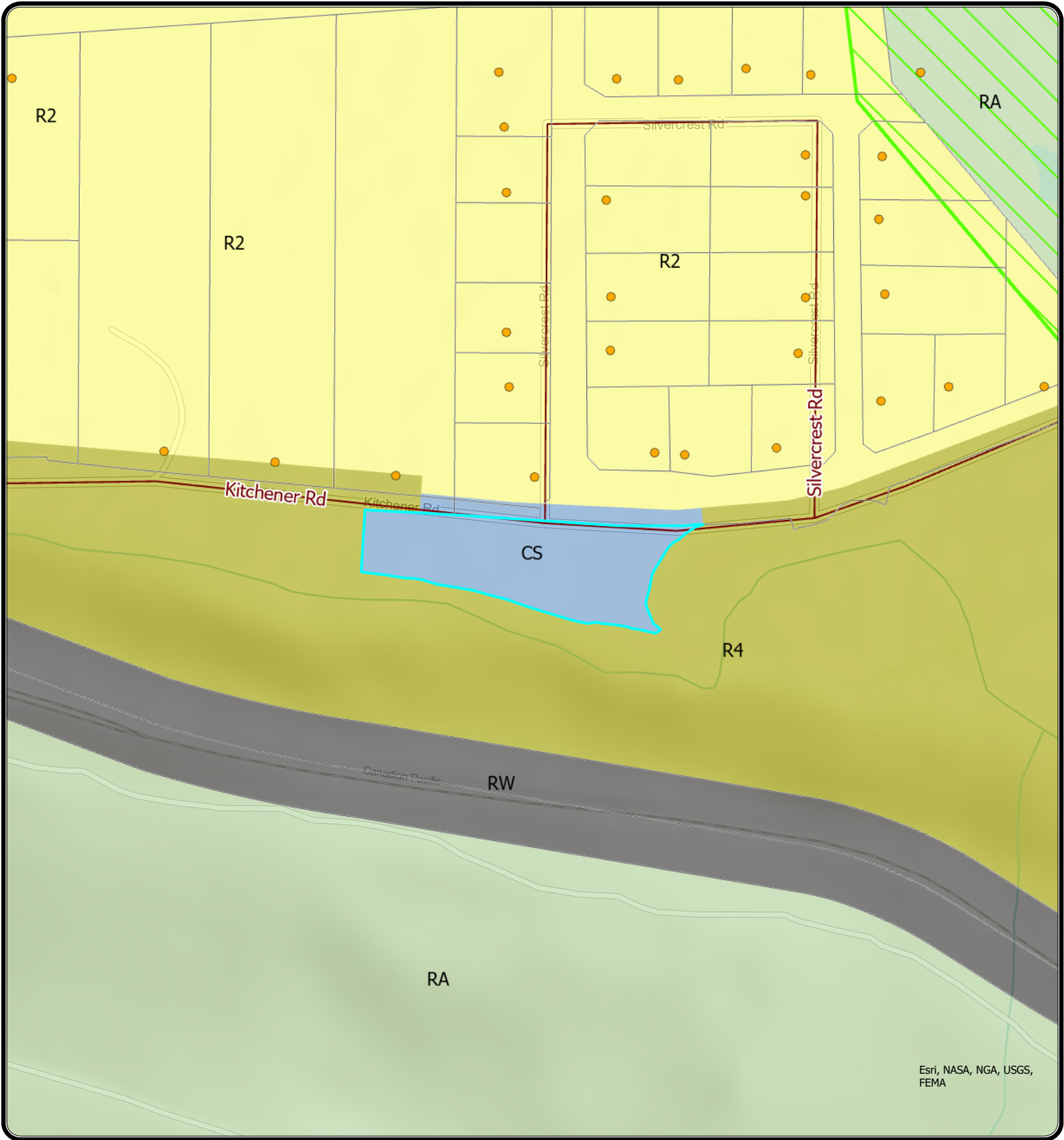
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Esri, NASA, NGA, USGS, FEMA



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Zoning Class

- Community Services
- Railway
- Residential 2

Legend

- Agriculture Land Reserve
- Resource Area
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

1:5,000

Date: February 25, 2026



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Prepared by applicant

KITCHENER VALLEY PARK BYLAW AMENDMENT PROPOSAL SUMMARY

February 5, 2026

- **Existing Bylaw:** Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316
- **Current Zoning:** Community Services (CS)
- **Current OCP Designation:** Rural Residential (RR) & Community Services (CS)
- **Proposed New Zoning:** Parks & Recreation (PR)
- **Proposed New OCP Designation:** Parks & Recreation (PR)

This application proposes to amend the zoning and Official Community Plan (OCP) designation of Kitchener Valley Park from Community Services (CS) to Parks & Recreation (PR) to better reflect the existing and intended long-term use of the property as a community park and outdoor recreation space.

The proposed Parks & Recreation (PR) zoning will allow for the development and enhancement of park-related infrastructure, including a picnic shelter, stage/storage building, pathways, parking space, playground features, refurbished sport court, seating areas, and open green space. These uses are consistent with the current function of the property and align with how the park is used by residents today.

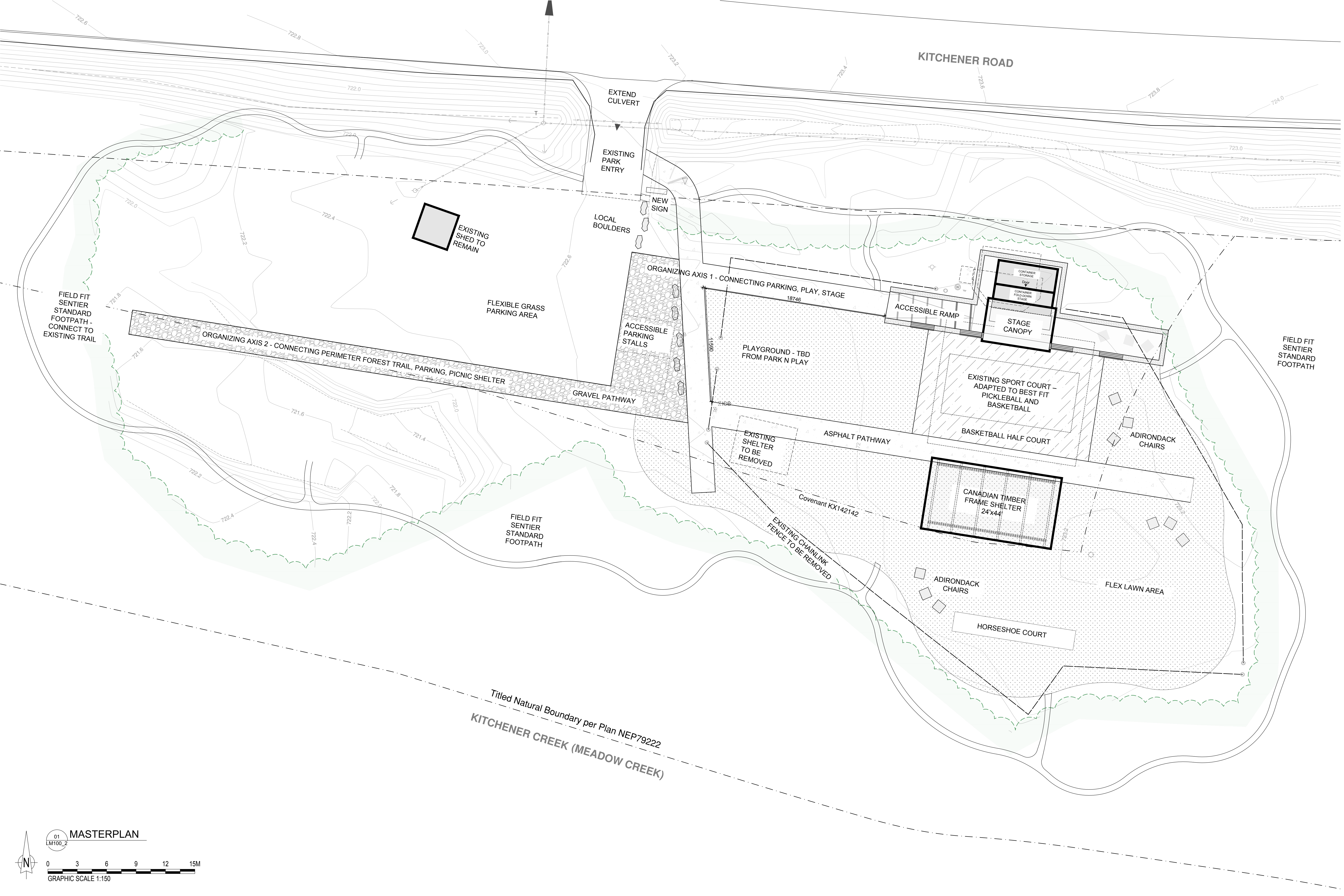
This project originated from a community meeting facilitated by Columbia Basin Trust (the Trust) staff with the community of Kitchener in November 2024, where residents identified a range of desired enhancements for Kitchener Valley Park. The park is a key community asset owned and maintained by The Friends of Kitchener Society and plays an important role in supporting outdoor recreation, informal gathering, and community events.

Planned improvements include the demolition and replacement of aging park structures that are at end of life, construction of a larger picnic shelter and expanded stage/storage structure, installation of accessible pathways connected to a perimeter forest loop footpath, refurbishment of the existing sport court, addition of playground features and seating, a welcome sign, and enhanced green space. Additionally, accessible parking spaces are to be provided in accordance with the recommendations in the Building Accessibility Handbook 2020.

Improvements such as enhanced landscaping and upgraded facilities will improve the visual appearance of the park and views from nearby homes, while providing Kitchener residents with improved access to outdoor recreation and gathering opportunities. Some increase in local traffic and activity is anticipated during events or peak use periods; however, the park is primarily intended to serve local residents, and any increases in traffic, noise, or visitation from outside the community are expected to be minimal and consistent with the park's existing role.

Trust staff submitted an Archaeological Information Request to the Ministry of Forests' Archaeological Branch, which confirmed that, according to Provincial records, there are no known archaeological sites recorded on the subject property and no archaeological study or Provincial heritage permit(s) required at the time of the request (January 14, 2026).

Overall, the proposed zoning and OCP amendments will bring the land use designation into alignment with the established and planned future function of the property, supporting a well-maintained, accessible, and community-oriented park.



01 MASTERPLAN
LM100_2



Current Land Use Designation

6.0 COMMUNITY SERVICES AND ADMINISTRATION

Background



The Community Services and Administration land use designation generally refers to public, non-profit or utility uses such as schools, churches, recreation facilities, community centres, public health facilities, community care facilities, fire halls, libraries, post offices, and local government and improvement district buildings. The Plan recognizes that administrative and institutional development will generally be directed to existing settlement areas; which are central and better able or already provide for this service function. In addition, the Plan recognizes that many of the community services and administrative activities available to residents of the Plan area are centrally located in the Town of Creston or provided through regional partnerships.

The Plan area contains three elementary schools, one in Erickson and one in Canyon-Lister under Kootenay Lake School District No. 8 and a private facility in the community of Bountiful. The Lower Kootenay Band also has an elementary school, Yaqan Nukiy, as does the community of Yahk, outside of the Plan area. Secondary school education is provided in the Town of Creston. There is also a strong home school community within and surrounding the Town of Creston. There are three community halls, several churches, two fire halls and local postal facilities within the Plan area. Fire service is also provided through the Town of Creston. Zoning types applicable to this section include Community Services (CS) and lands under the Lower Kootenay Band (LKB) which fall outside of local government jurisdiction.

Community Services and Administration Objectives

1. Encourage coordination of planning and service delivery among the Regional District, Town of Creston, the Lower Kootenay Band, and senior levels of government to ensure that costs are minimized and services provided in an effective and efficient manner.
2. To direct administrative and institutional development to areas where services and amenities are more readily available and where they best serve the needs of the community.
3. To work with the Province and Kootenay Lake School District 8 to ensure public education needs are being met in the Plan area.
4. To investigate options for enhanced service delivery through regional partnerships where services or activities can not be sustainably supported within the rural areas.
5. To attract a diversified age demographic to ensure the long term sustainability of school and health care services.
6. To pursue opportunities for senior's home care to enable senior residents to comfortably continue residing in their respective communities.

7. To ensure that land use decisions accommodate emergency response through provision of adequate access to developments and facilities for fire protection services and emergency first response.
8. To provide for an adequate level of fire protection within the Plan area.
9. To encourage the cooperation and coordination with and among utility companies for the provision of public utilities that service existing and future developments.
10. To recognize the variety of spiritual and cultural activities important to residents of the unincorporated communities within Electoral Area 'B'.
11. To investigate options for enhanced access to high speed internet service throughout the Plan area.

Community Services and Administration Policies

The Regional Board:

12. Supports the location and development of fire halls, indoor recreation amenities, and community halls in the rural area as development requires and the needs of the community change.
13. Supports the Province, senior governments, aboriginal communities, individuals, and interest groups in identifying and protecting features and sites of scenic, architectural, historical, spiritual, archaeological and ecological significance within the Plan area.
14. Encourages the development of childcare services and facilities within existing and new developments and supports the establishment of home based child care facilities.
15. Supports and will work with appropriate agencies and regional partners in the maintenance and expansion of health care and social services within the Plan area.
16. Supports the enhancement and creation of greater opportunities for children, youth, and adult recreational, educational, and leisure activity.
17. Supports multi-purpose use of school facilities and other buildings that serve multiple interest groups or multiple community needs.
18. Supports that emergency response organizations are provided the opportunity to comment on emergency access and safety issues when considering new developments in the Plan area.
19. Will consult with the local fire department(s) to determine needs for access to new developments and for the filling of tankers to support local fire service to unincorporated communities within the Plan area where appropriate.
20. Encourages that RDCK, Town of Creston and Improvement Districts water systems utilize the same utility standards so as to support emergency response whereas fire equipment can be interchanged and critical repairs made.
21. Will ensure that adequate lands are set aside to allow for churches, cemeteries, libraries, youth organizations, service groups, community halls and non-commercial retreats within the Plan area.

22. Will continue to support the use of public and private lands for local community events, provided that such events are supported and do not negatively impact on neighbouring properties.
23. Supports and will work with appropriate agencies and regional partners in the maintenance and expansion of high speed internet service throughout the Plan area.

Current Land Use Designation

Suburban Residential (RS) Policies

The Regional Board:

14. Directs that the principal use shall be single-family or two-family dwellings.
15. Supports medium density residential development with lot sizes for subdivision purposes being determined by the level of available or proposed servicing, with density increasing with the provision of community water and/or waste water disposal.
16. Encourages directing development of this type to municipalities or existing or proposed residential nodes where infrastructure services are available or can be provided.
17. Encourages mixed use development that builds upon existing infrastructure.

Country Residential (RC) Policies

The Regional Board:

18. Directs that the principal use shall be single-family or two-family dwellings.
19. Supports low density residential development with lot sizes for subdivision purposes being determined by the requirements of on-site servicing, such as ground or surface water and Type 1 waste water disposal.
20. Provides for property owners or residents to diversify and enhance uses secondary to 'Country Residential' uses with home based business, agri-tourism, home occupations, or bed and breakfast opportunities, provided that they are compatible with the character of the surrounding area.

Rural Residential (RR) Policies

The Regional Board:

21. Directs that the principal use shall be single-family or two-family dwellings.
22. Supports rural residential development with lot sizes for subdivision purposes that generally exceed 2.0 ha (4.94 acres).
23. Provides for property owners or residents to diversify and enhance uses secondary to Rural Residential uses with home based business, agri-tourism, home occupation, or bed and breakfast opportunities, provided that they are compatible with the character of the surrounding area.

Multi-Unit Residential (RH) Policies

The Regional Board:

24. Directs that the principal use be single-family, two-family or multi-unit residential.
25. Supports that Multi-Unit Residential includes developments consisting of more than five (5) units per hectare in manufactured home parks, seniors housing developments, co-operative housing, apartments, fractional, strata and row housing developments.
26. Directs that multi-unit residential developments be restricted to a maximum of two-stories and be subject to the provision of community water and/or waste water disposal.

Proposed Land Use Designation

7.0 PARKS AND RECREATION, CULTURE AND HERITAGE

Background

Public recreational trails and public spaces of all types exist informally or are managed by local interest groups on Crown lands or public lands throughout the Plan area. Coordination and partnership with the RDCK and other government agencies ensures that land development does not inhibit the potential of establishing and maintaining an integrated trail network.

Electoral Area 'B' is rich in recreational infrastructure, well preserved community buildings and community events. Many of these amenities are owned and maintained by volunteer community groups. There are three community halls, two fire halls, playgrounds, beaches and public camping facilities.

There are a multitude of significant cultural and heritage sites within the Plan area, including buildings and non-structural features. The area is also rich in First Nation cultural heritage sites. Zoning types applicable to this section include Parks and Recreation (PR).



Parks and Recreation, Culture and Heritage Objectives

1. To provide for the protection, enhancement or adaptive use of building and sites of cultural, historical or archaeological value where identified.
2. To ensure the provision of recreation facilities are directed toward community needs first.
3. To provide local recreational opportunities for tourists that do not stress existing facilities, services, and resources; or generate undue cost to local taxpayers.
4. To work toward the development of a comprehensive trail system that is consistent and complementary with other trails in the RDCK.
5. To support cultural activities and facilities throughout the Plan area.

Parks and Recreation, Culture and Heritage Policies

The Regional Board:

6. Recognizes the Town of Creston as a cultural and social centre for the Plan area.
7. Encourages private and public commercial recreational development provided that such proposals are compatible with adjacent land uses.
8. Supports the existing network of public recreation sites and trails, as well as the creation and extension of a connected network of trails and public corridors to access community parks, recreation areas, public open space and amenities, where feasible.

9. Proposes the establishment of a recreation system in the Plan area based on the following categories:
 - a. community parks or open space greenbelts that provide for watershed protection, access to lake and creek shorelines, and dispersed low environmental impact recreational facilities, such as walking, cycling and equestrian trails;
 - b. community parks should be centrally located, and if possible located in association with schools and contain playgrounds, ball fields, tennis courts and/or other recreation activities; and
 - c. recreation facilities within the Town of Creston.
10. Recognizes and supports the RDCK Regional Parks Strategy.

Current Zoning

35.0 COMMUNITY SERVICES (CS)

Permitted Uses

1. Land, buildings and structures in the Community Services (CS) zone shall be used for the following purposes only:
 - Cemeteries
 - Churches
 - Community Care Facilities
 - Community Halls
 - Convention Facilities
 - Day Care Centres
 - Educational Facilities
 - Group Care Facilities
 - Historic Interpretative Facilities
 - accessory uses (heritage restaurants, retail sales of heritage products, small scale manufacture of heritage products)
 - Hospitals
 - Quasi-Governmental Offices supporting permitted uses
 - Recycling Depot
 - Retreat Centre
- Accessory Uses:
- Accessory Buildings or Structures
 - Caretaker Suite

Development Regulations

2. The minimum site area for each permitted use shall be one (1) hectare.
3. The maximum site coverage shall be 50 percent of the lot area.
4. The maximum size of accessory use structures for Historical Interpretative Facilities shall be 300 square metres.
5. Landscaping shall comply with all requirements of section 16.0 (94 to 107).

Proposed Zoning

36.0 PARK AND RECREATION (PR)

Permitted Uses

1. Land, buildings and structures in the Park and Recreation (PR) zone shall be used for the following purposes only subject to compliance with the *Agricultural Land Commission Act, Regulations and Orders* where applicable:
 - Agriculture on lands within the ALR
 - Campgrounds
 - Community Recreation Centres
 - Community Wharves and Boat Launches
 - Golf Courses
 - Natural and Historic Interpretation Facilities
 - Parks
 - Recreation Facilities
 - Shooting Range (archery, firearms)

Accessory Uses:

 - Accessory Buildings or Structures
 - Caretaker Suite
 - concession booth
 - club house(s)
 - storage facilities

Development Regulations

2. The minimum site area for each permitted use shall be two (2) hectares.
3. The minimum site area for a Shooting Range shall be fifteen (15) hectares.
4. No person shall establish a rifle, archery or trap and skeet range less than 25 metres from any lot line.



Committee Report

Date of Report: April 30, 2026
Date & Type of Meeting: May 20, 2026 – Rural Affairs Committee
Author: Zachari Giacomazzo, Planner
Subject: BYLAW AMENDMENT
File: Z2601B – Friends of Kitchener Society
Electoral Area/Municipality: B

SECTION 1: EXECUTIVE SUMMARY

The purpose of this report is for the Regional Board to consider an application for a land use bylaw amendment in Electoral Area 'B' to rezone the property from Community Services (CS) to Park and Recreation (PR) and change the land use designation from Community Services (CS) and Rural Residential (RR) to Parks and Recreation (PR) in order to better reflect the existing and long-term use of the property as a community park and outdoor recreation space.

This land use bylaw amendment is required to authorize planned improvements that include the demolition and reconstruction of aging park structures, construction of a picnic shelter, storage buildings, and the refurbishment of sport courts and trails.

Staff recommend that Amending Bylaw No. 3079, 2026 being a bylaw to amend Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013 be given FIRST and SECOND reading by content and referred to a public hearing.

SECTION 2: BACKGROUND/ANALYSIS

GENERAL INFORMATION

Property Owner: Friends of Kitchener Society
Agent: Katie Kendall, Columbia Basin Trust
Property Location: 6253 Kitchener Road, Kitchener, Electoral Area 'B'
Legal Description: LOT A DISTRICT LOT 4592 KOOTENAY DISTRICT PLAN NEP79222 (PID: 026-457-261)
Property Size: 1 hectare (2.52 acres)
Current Zoning: Community Services (CS)
Current Official Community Plan Designation: Community Services (CS) and Rural Residential (RR)

SURROUNDING LAND USES

North: Country Residential
East: Rural Residential
South: Rural Residential
West: Rural Residential

Background and Site Context

The subject property is located in Electoral Area 'B' in the unincorporated rural community of Kitchener. The 1 hectare parcel is located on the south side of Kitchener Road, immediately north of Kitchener Creek and surrounded by privately owned land to the south, east and west. There is an existing well on the property and there is presently no on-site wastewater (septic) system on the lot because there are no buildings that would support an occupancy.



Figure 1 - Location Map

Land Use Bylaw Amendments Proposed

The property is presently zoned Community Services (CS) and designated Community Services (CS) and Rural Residential (RR) in Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013. The present CS zone is in effect due to this site formerly being the location of the Kitchener Valley Community Hall, however there is no longer a Community Hall on the subject property. The Kitchener Valley Recreation and Fire Protection Society has established a new Community Hall in another location at 101 Leadville Road. The proposed Parks and Recreation (PR) zoning and land use designation will better reflect the existing and long-term use of the property as a community park and outdoor recreation space. The application is required because Friends of Kitchener Society is working with Columbia Basin Trust on a number of improvements including the demolition and reconstruction of aging park structures, construction of a picnic shelter, storage buildings, and the refurbishment of sport courts and trails. In order to expand on the existing park and recreation use of the site, and have building permits issued, the appropriate zoning and land use designation must be assigned to the property.

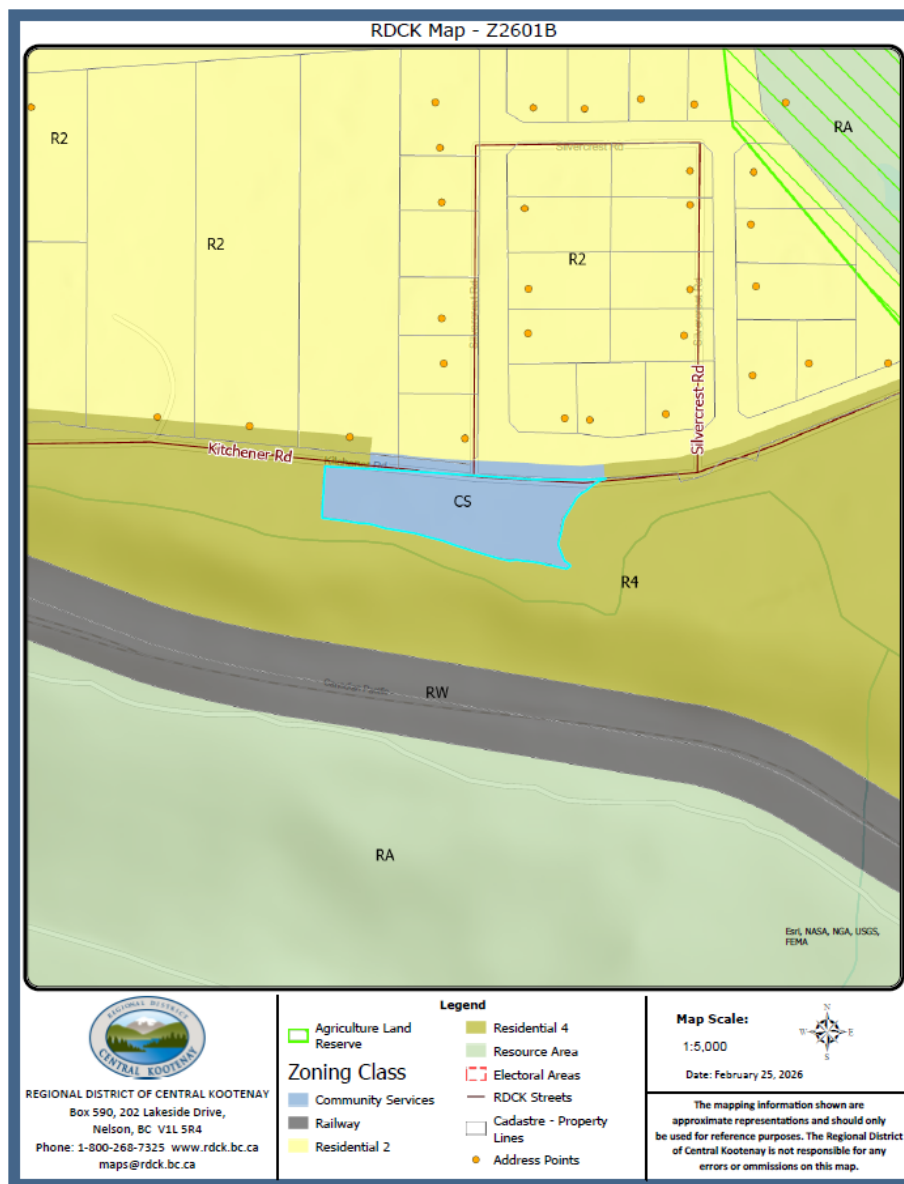


Figure 2 - Zoning Map (present zoning designations)

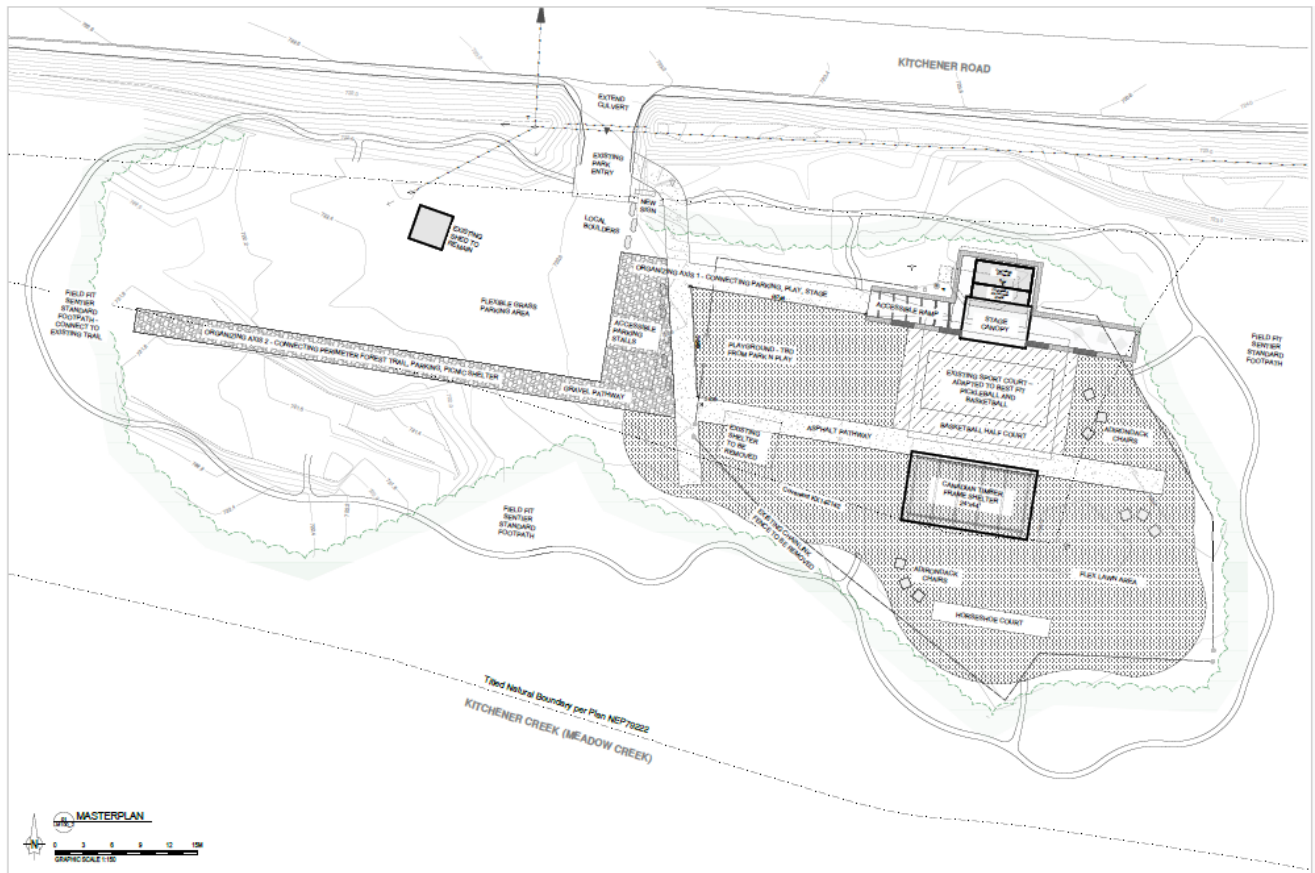


Figure 3 - Site Plan showing proposed development (Note: large scale site plan included as Attachment 'B')

Planning Policy

The proposal is consistent with the intent and the spirit of the Electoral Area 'B' Official Community Plan that forms part of Comprehensive Land Use Bylaw No. 2316, 2013, and specifically the following policy direction:

7.0 Parks and Recreation, Culture and Heritage Objectives

2. To ensure the provision of recreation facilities are directed toward community needs first.
3. To provide local recreational opportunities for tourists that do not stress existing facilities, services, and resources; or generate undue cost to local taxpayers.
5. To support cultural activities and facilities throughout the Plan area.

Parks and Recreation, Culture and Heritage Policies

The regional Board:

7. Encourages private and public commercial recreational development provided that such proposals are compatible with adjacent land uses.
8. Supports the existing network of public recreation sites and trails, as well as the creation and extension of a connected network of trails and public corridors to access community parks, recreation areas, public open space and amenities, where feasible.
9. Proposes the establishment of a recreation system in the Plan area based on the following categories:
 - a. community parks or open space greenbelts that provide for watershed protection, access to lake and creek shorelines, and dispersed low environmental impact recreational facilities, such as walking, cycling and equestrian trails;

- b. *community parks should be centrally located, and if possible located in association with schools and contain playgrounds, ball fields, tennis courts and/or other recreation activities;*

14.0 COMMUNITY SPECIFIC POLICIES

Kitchener and Arrow Creek

- 31. *Recognizes the Kitchener Community Associations role in providing important community services, such as administration of the Community Hall and Community Park.*

SECTION 3: DETAILED ANALYSIS

3.1 Financial Considerations – Cost and Resource Allocations:

Included in Financial Plan: Yes No **Financial Plan Amendment:** Yes No
Debt Bylaw Required: Yes No **Public/Gov’t Approvals Required:** Yes No

Pursuant to Planning Fees and Procedures Bylaw No. 2457, 2015 the applicant has paid the Land Use Bylaw amendment fee of \$1600 in full.

3.2 Legislative Considerations (Applicable Policies and/or Bylaws):

RDCK Planning Procedures and Fees Bylaw No. 2457, 2015

The application was processed in accordance with Planning Fees and Procedures Bylaw No. 2457, 2015.

Official Community Plan Consultation, RDCK Policy No. 400-02-19

The purpose of this policy is to establish a consistent process to comply with Local Government Act (LGA) consultation requirements during a minor amendment to an official community plan. A minor amendment to an Official Community Plan is defined as any official community plan amendment application made by the public for a single property or multiple properties functioning as one site. This application meets the definition of a minor amendment to an Official Community Plan. Staff will be implementing the consultation requirements for a minor amendment and request the Board consider whether they desire additional consultation, or otherwise confirm this is to their satisfaction.

Local Government Act

Section 475 of the LGA outlines consultation requirements when a Local Government (the RDCK) is considering amendments to an OCP. The RDCK must provide one or more opportunities in addition to the Public Hearing for consultation with persons, organizations and authorities it considers will be affected. Staff will be providing opportunities for consultation in a manner that is consistent with the RDCK’s OCP Consultation Policy.

Consideration of the RDCK’s Resource Recovery Plan

It is not anticipated that this proposed land use bylaw amendment would have an impact on the RDCK’s Resource Recovery Plan. The amendment is largely considered a “housekeeping amendment” given that the subject property is already used as a park and the intent of the application is to align the land use bylaw with existing uses on the land. The proposed land use bylaw amendment is consistent with the RDCK’s Resource Recovery Plan.

Consideration of the RDCK Housing Needs Report

This land use bylaw amendment has no effect on residential lands or housing stock. The lands are presently not zoned or designated for residential use and the proposed changes will not affect the ability to meet housing needs over the 20 year timeframe identified by section 473(1)(a) of the Local Government Act.

3.3 Environmental Considerations

Not applicable.

3.4 Social Considerations:

A written notice of the proposed bylaw amendment was mailed to 10 neighbouring property owners. No responses have been received from neighbouring property owners.

3.5 Economic Considerations:

Not applicable.

3.6 Communication Considerations:

The application was sent to 10 neighbouring property owners, relevant government agencies and First Nations.

The following responses were received from internal departments, external agencies and First Nations:

Agency/Department	Referral Response
RDCK Emergency Management Department	The EM Dept comments is that the areas in question are the Legal parcel is fully within the NDMP 1 - Clearwater Flood Hazard Area.
RDCK Building Services	A demolition and building permit will be required for the proposed work.
RDCK Fire Services	The RDCK does not have a Fire Service in this area, but our office has reviewed the file and finds no fire related issues with it. We would however suggest that a FIRESMART assessment should be done on the property prior to any new developments.
Ministry of Transportation and Transit (MoTT)	The owner of the property has received the necessary access permit from the ministry. As such, there are no concerns from the ministry. We will await receipt of the final bylaw, if approved, for signature due to the proximity to a controlled access highway.
Electoral Area 'B' APHC	From the March 24, 2026 Approved meeting minutes: The Referral Package dated March 4, 2026 from Planner Zachari Giacomazzo, has been received. Correct zoning needs to be adjusted to accommodate the improvements to conform zoning to the proposed site use. Columbia Basin Trust is taking the lead on the project, and have put a lot of planning into the project and invested in the plan for the development of the park The community engagement identified that the park was important to focus on further development versus the Kitchener hall MOVED and seconded, AND Resolved: That the Area B Advisory Planning Commission SUPPORT the Land Use Amendment Application to Columbia Basin Trust on behalf of the Friends of Kitchener Society for the property located 301 36 Avenue South, Erickson and legally described as LOT 1 DISTRICT LOT 812 KOOTENAY DISTRICT PLAN 10845 (PID: 012-856-088).
Ktunaxa Nation Council	<i>No response received.</i>

School Board of School District #8	<i>No response received.</i>
Fortis BC	<p><u>Land Rights Comments</u></p> <ul style="list-style-type: none"> • There are no immediate concerns or requests for additional land rights, however there may be additional land rights requested stemming from changes to the existing FortisBC Electric (“FBC(E)”) services, if required. <p><u>Operational & Design Comments</u></p> <ul style="list-style-type: none"> • There are FortisBC Electric (“FBC(E)”) primary distribution facilities along Kitchner Road. • All costs and land right requirements associated with changes to the existing servicing are the responsibility of the applicant. • The applicant and/or property owner are responsible for maintaining safe limits of approach around all existing electrical facilities within and outside the property boundaries. • For any changes to the existing service, the applicant must contact an FBC(E) designer as noted below for more details regarding design, servicing solutions, and land right requirements. <p>In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). Please have the following information available in order for FBC(E) to set up the file when you call.</p> <ul style="list-style-type: none"> • Electrician’s Name and Phone number • FortisBC Total Connected Load Form • Other technical information relative to electrical servicing <p>For more information, please refer to FBC(E)’s overhead and underground design requirements: FortisBC Overhead Design Requirements http://fortisbc.com/ServiceMeterGuide</p> <p>FortisBC Underground Design Specification http://www.fortisbc.com/InstallGuide</p>
BC Hydro	This area does not pertain to BC Hydro, so we have no objections.
Interior Health Authority	<p>We have no objections to the re-zoning proposal, as we believe they will longitudinally benefit the health and wellbeing needs of the community. Recreation and park spaces are incredibly important to communities as they promote exercise, stress reduction and community engagement and socialization through planned activity.</p> <p>Two recommendations to consider;</p> <p>1) Pathway surfaces: Ideally, all pathway surfaces in the park will be finished so that they are smooth, durable and easily maintainable. This is to ensure that all members of the community can utilize the pathways, including those in wheelchairs or pushing strollers and that they are easily navigable by older residents with mobility issues.</p>

	<p>2) Consider putting in adult, outdoor fitness apparatus in the park space. Kitchener does not have any local fitness amenities and Creston is a twenty minute drive away, Cranbrook an hour. An outdoor community workout area would allow community members to exercise locally and encourage healthy behaviours. Options include a simple, outdoor rated pull-up/push-up/dip setup to more involved fully featured outdoor gyms.</p>
<p>Ministry of Forests – Archaeology Branch</p>	<p>Thank you for your referral regarding 6253 Kitchener Road, Kitchener, PID 026457261, LOT A DISTRICT LOT 4592 KOOTENAY DISTRICT PLAN NEP79222. Please review the screenshot of the property below (outlined in yellow) and notify me immediately if it does not represent the property listed in your referral.</p> <p>Results of Provincial Archaeological Inventory Search</p> <p>According to Provincial records, there are no known archaeological sites recorded on the subject property.</p> <p>Data is not currently available to the province that describes the potential for previously unidentified archaeological sites to occur in the area. However, there is always a possibility for previously unidentified archaeological sites to exist on the property.</p> <p>Archaeology Branch Advice</p> <p>The Archaeology Branch does not identify a need for archaeological study or Provincial heritage permit(s) at the time of this information request.</p> <p>Please notify all individuals (e.g., owners, developers, equipment operators) involved in land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) that if archaeological material is encountered during development, they must stop all activities immediately and contact the Archaeology Branch for direction at 250-953-3334.</p> <p>Rationale and Supplemental Information</p> <ul style="list-style-type: none"> • Archaeological study and Provincial heritage permit(s) are not required in the absence of an archaeological site. • <u>There is always a possibility for previously unidentified archaeological sites to exist on the property.</u> • Archaeological sites are protected under the <i>Heritage Conservation Act</i> and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed. <p>Questions?</p>

	<p>For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca.</p> <p>For more general information, visit the Archaeology Branch website at www.gov.bc.ca/archaeology.</p> <p>If your request was submitted to fulfill requirements for a building permit application, this response can be forwarded to Municipal or Regional District planning offices as confirmation of having contacted the Archaeology Branch.</p>
Shuswap Band	<p>Shuswap Band has assessed the referral and determined that the activities outlined within it do not, at this point, impact our Aboriginal interests. However, Shuswap Band would like to be kept informed of project updates and any further information related to this referral. Further, wherever possible, Shuswap Band would like the opportunity to provide cultural, environmental, and/or archaeological monitors for ongoing work.</p>
Ministry of Water, Land and Resource Stewardship – Ecosystems Section Head – Kootenay-Boundary Region	<p>The Kootenay-Boundary Ecosystems Section of the Ministry of Water, Land and Resource Stewardship has received your referral request. We are currently unable to provide a detailed review of the referral but provide the following standard requirements, recommendations and/or comments:</p> <ol style="list-style-type: none"> 1. All activities are to follow and comply with all higher-level plans, planning initiatives, agreements, Memorandums of Understanding, etc. that local governments are parties to. 2. Changes in and about a “stream” [as defined in the Water Sustainability Act (WSA)] must only be done under a license, use approval or change approval; or be in compliance with an order, or in accordance with Part 3 of the Water Sustainability Regulation. Authorized changes must also be compliant with the Kootenay-Boundary Terms and Conditions and Timing Windows documents. Applications to conduct works in and about streams can be submitted through FrontCounter BC. 3. No “development” should occur within 15 m of the “stream boundary” of any “stream” [all as defined in the Riparian Areas Protection Regulation (RAPR)] in the absence of an acceptable assessment, completed by a Qualified Professional (QP), to determine if a reduced riparian setback would adversely affect the natural features, functions and conditions of the stream. Submit the QP assessment to the appropriate Ministry of Water, Land and Resource Stewardship office for potential review. Local governments listed in Section 2(1) of RAPR are required to ensure that all development is compliant with RAPR. 4. The federal Species at Risk Act (SARA) protects Endangered, Extirpated or Threatened species listed under Schedule 1 of SARA. Developers are responsible to ensure that no species or ecosystems at risk (SEAR), or Critical Habitat for Federally listed species, are adversely affected by the proposed activities. The BC Species and Ecosystem Explorer website provides information on known SEAR occurrences within BC, although the absence of an observation record does not confirm that a species is not

present. Detailed site-specific assessments and field surveys should be conducted by a QP according to Resource Inventory Standard Committee (RISC) standards to ensure all SEAR have been identified and that developments are consistent with any species or ecosystem specific Recovery Strategy or Management Plan documents, and to ensure proposed activities will not adversely affect SEAR or their Critical Habitat for Federally-listed Species at Risk (Posted).

5. Development specific Best Management Practices (BMPs) should be applied to help meet necessary legislation, regulations, and policies. Current BC BMPs can be found at: Natural Resource Best Management Practices - Province of British Columbia (gov.bc.ca) and Develop with Care 2014 - Province of British Columbia.
6. Vegetation clearing, if required, should adhere to the least risk timing windows for nesting birds (i.e., development activities should only occur during the least risk timing window). Nesting birds and some nests are protected by Section 34 of the provincial Wildlife Act and the federal Migratory Birds Convention Act. Guidelines to avoid harm to migratory birds can be found at: Guidelines to avoid harm to migratory birds - Canada.ca. If vegetation clearing is required during the bird nesting period (i.e., outside of the least risk timing window) a pre-clearing bird nest survey should be completed by a QP. The following least risk windows for birds are designed to avoid the bird nesting period:

Bird Species	Least Risk Timing Windows
Raptors (eagles, hawks, falcons, & owls)	Aug 15 – Jan 30
Hérons	Aug 15 – Jan 30
Other Birds	Aug 1 – March 31

7. The introduction and spread of invasive species is a concern with all developments. The provincial Weed Control Act requires that an occupier must control noxious weeds growing or located on land and premises, and on any other property located on land and premises, occupied by that person. Information on invasive species can be found at: Invasive species - Province of British Columbia. The Invasive Species Council of BC provides BMPs that should be followed, along with factsheets, reports, field guides, and other useful references. For example, all equipment, including personal equipment such as footwear, should be inspected prior to arrival at the site and prior to each daily use and any vegetative materials removed and disposed of accordingly. If noxious weeds are established as a result of this project or approval, it is the tenure holder’s responsibility to manage the site to the extent that the invasive, or noxious plants are contained or removed.
8. Section 33.1 of the provincial Wildlife Act prohibits feeding or attracting dangerous wildlife. Measures should be employed to reduce dangerous human-wildlife conflicts. Any food, garbage or organic waste that could

	<p>attract bears or other dangerous wildlife should be removed from the work area. If this is not feasible and waste is not removed, it should be stored in a bear-proof container to avoid drawing wildlife into the area and increasing the threat of human/wildlife conflict.</p> <p>9. If this referral is in relation to a potential environmental violation it should be reported online at Report All Poachers & Polluters (RAPP) or by phone at 1-877-952-RAPP (7277).</p> <p>10. Developments must be compliant with all other applicable statutes, bylaws, and regulations.</p>
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3.7 Staffing/Departmental Workplace Considerations:

Should the Board choose to give the amending bylaw First and Second reading and refer to public hearing, staff will organize the public hearing pursuant to Planning Fees and Procedure Bylaw No. 2457, 2015.

3.8 Board Strategic Plan/Priorities Considerations:

Not applicable

SECTION 4: OPTIONS & PROS / CONS

Planning Discussion

The subject property has been used and maintained as a community park for an extended period of time, serving as a local recreational and gathering space for the community of Kitchener. However, the current land use designation and zoning do not authorize the park use, creating a misalignment between existing land use regulations and the existing use of the land.

The proposed amendments address this inconsistency by:

- Recognizing the long-standing park use of the property;
- Providing an appropriate policy and regulatory framework to guide future park improvements;
- Supporting continued public access and recreational opportunities; and
- Ensuring transparency and consistency in local land use planning.

Importantly, the application does not introduce a new or incompatible land use. Rather, it formalizes an existing condition and enables enhancements that are consistent with community expectations and local policy objectives.

Staff recommend that the Board complete first and second reading of the amendment bylaw and refer the amendment to a public hearing for the following reasons:

- The improvement of an underutilized park facility is a benefit for the community;
- The proposed use (community park) is consistent with the policy direction in the OCP to provide local recreational opportunities for the community;
- Staff have not received any submissions from neighbours identifying concerns or opposition to this proposed development; and
- Although there has been no opposition to the proposal from the community, a public hearing is required because of the amendments to the Official Community Plan.
- The proposed Land Use Bylaw Amendment would benefit the community of Kitchener by facilitating improvements to an existing community park.

Option 1: Initial readings and refer to public hearing

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.

And Further;

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.

Option 2: Deny the application

That no further action be taken with respect to 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.

SECTION 5: RECOMMENDATIONS

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.

And Further;

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.

Respectfully submitted,

Zachari Giacomazzo, Planner

CONCURRENCE

- Planning Manager – Nelson Wight **Approved**
- Manager of Development and Community Sustainability – Sangita **Approved**
- Sudan Chief Administrative Officer – Stuart Horn **Approved**

ATTACHMENTS:

- Attachment A – Draft Amendment Bylaw No. 3079, 2026 Attachment B – Full size site plan**
- Attachment C – Site Visit Photos, dated January 29, 2026**

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 3079

A Bylaw to amend Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013

WHEREAS it is deemed expedient to amend the Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

APPLICATION

- 1 That Schedule 'A.1' of Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013 be amended by changing the Land Use Designation of LOT A DISTRICT LOT 4592 KOOTENAY DISTRICT PLAN NEP79222 (PID: 026-457-261) from Community Services (CS) and Rural Residential (RR) to Park and Recreation (PR), as shown on the attached Map (Schedule A).
- 2 That Schedule 'B.1' of Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013 be amended by changing the Zoning Designation of LOT A DISTRICT LOT 4592 KOOTENAY DISTRICT PLAN NEP79222 (PID: 026-457-261) from Community Services (CS) to Park and Recreation (PR), as shown on the attached Map (Schedule B).
- 3 This Bylaw shall come into force and effect upon its adoption.

CITATION

- 4 This Bylaw may be cited as "**Electoral Area 'B' Comprehensive Land Use Amendment Bylaw No. 3079, 2026**"

READ A FIRST TIME this 21 day of May, 2026

READ A SECOND TIME this 21 day of May, 2026

WHEREAS A PUBLIC HEARING was held this [Date] day of [Month], 2026

READ A THIRD TIME this [Date] day of [Month], 2026

APPROVED under **Section 52 (3)(a) of the Transportation Act** this [Date] day of [Month], 20XX.

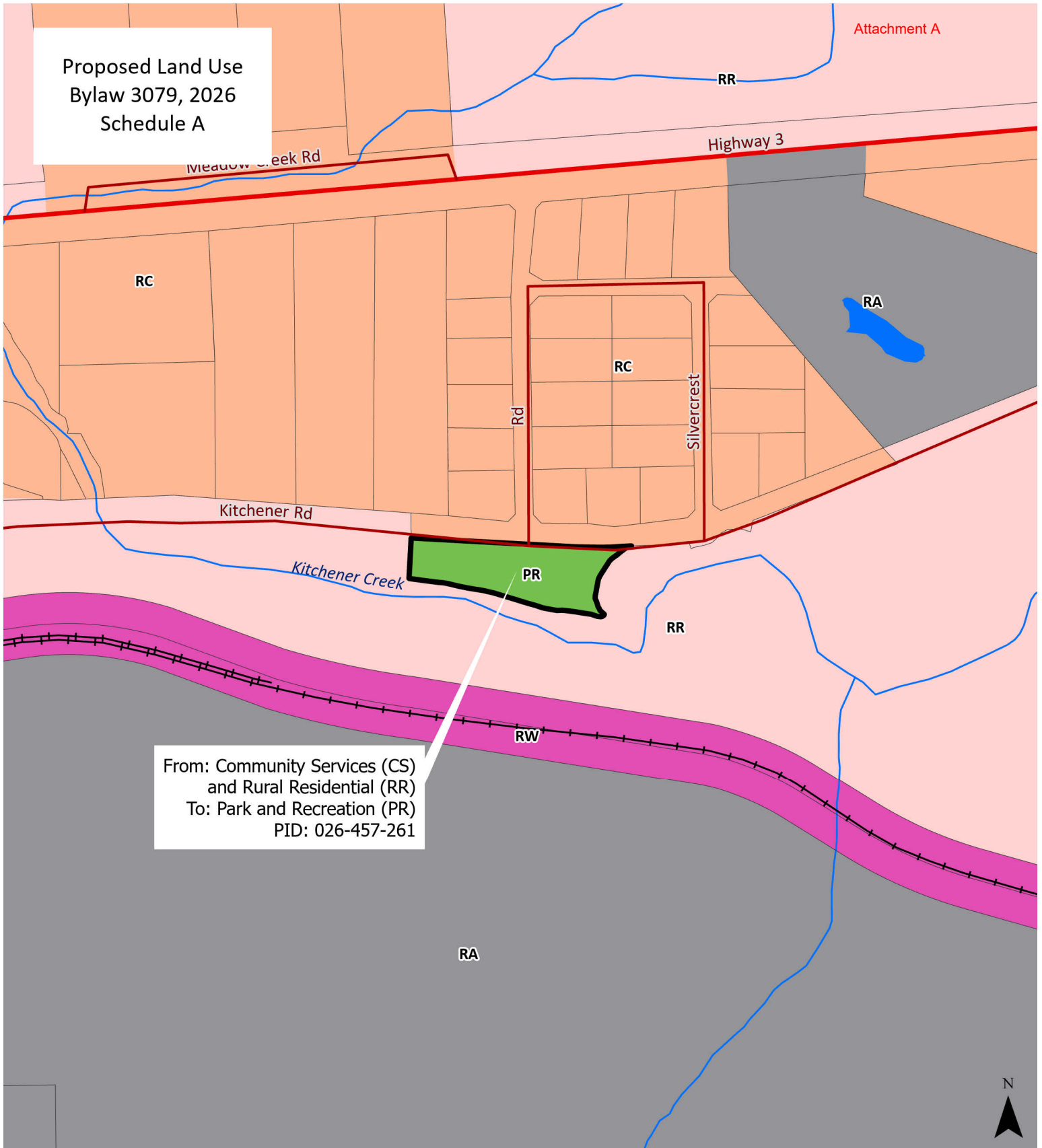
Approval Authority,
Ministry of Transportation and Transit

ADOPTED this [Date] day of [Month], 20XX.

Aimee Watson, Board Chair

Mike Morrison, Corporate Officer

Proposed Land Use
Bylaw 3079, 2026
Schedule A

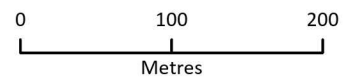


From: Community Services (CS)
and Rural Residential (RR)
To: Park and Recreation (PR)
PID: 026-457-261



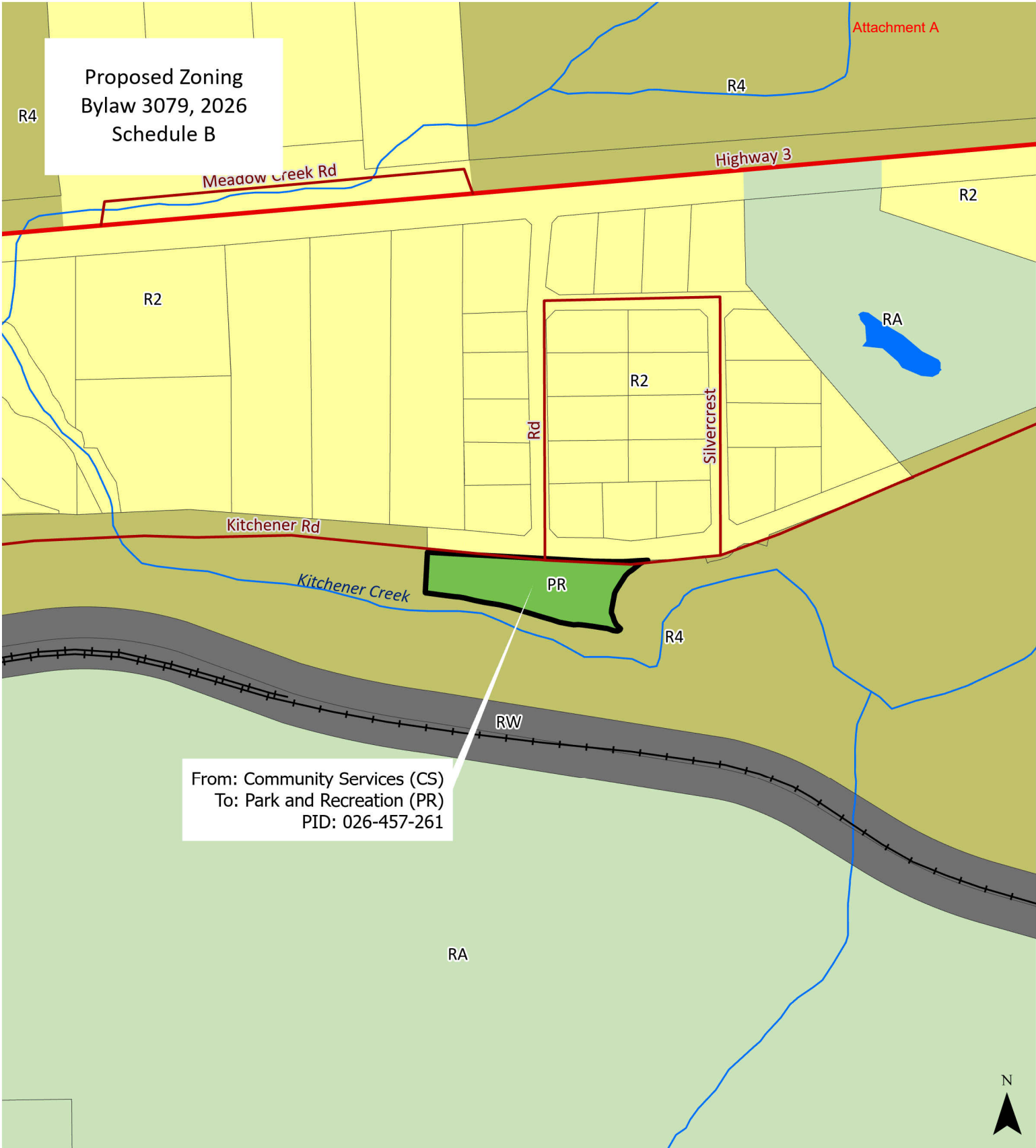
-  Subject Property
-  Property Lines
-  Lake
-  Stream
-  Rail Line
-  Highway
-  Road

- Land Use Designation**
-  Country Residential (RC)
 -  Resource Area (RA)
 -  Rural Residential (RR)
 -  Railway (RW)
 -  Park and Recreation (PR)



April 30, 2026
PCS: NAD83 UTM Zone11N

The map data shown are approximate representations for reference only. The Regional District of Central Kootenay is not liable for any errors or omissions on this map nor any loss or damage resulting from the use of this map.



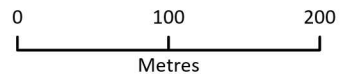
Proposed Zoning
Bylaw 3079, 2026
Schedule B

From: Community Services (CS)
To: Park and Recreation (PR)
PID: 026-457-261



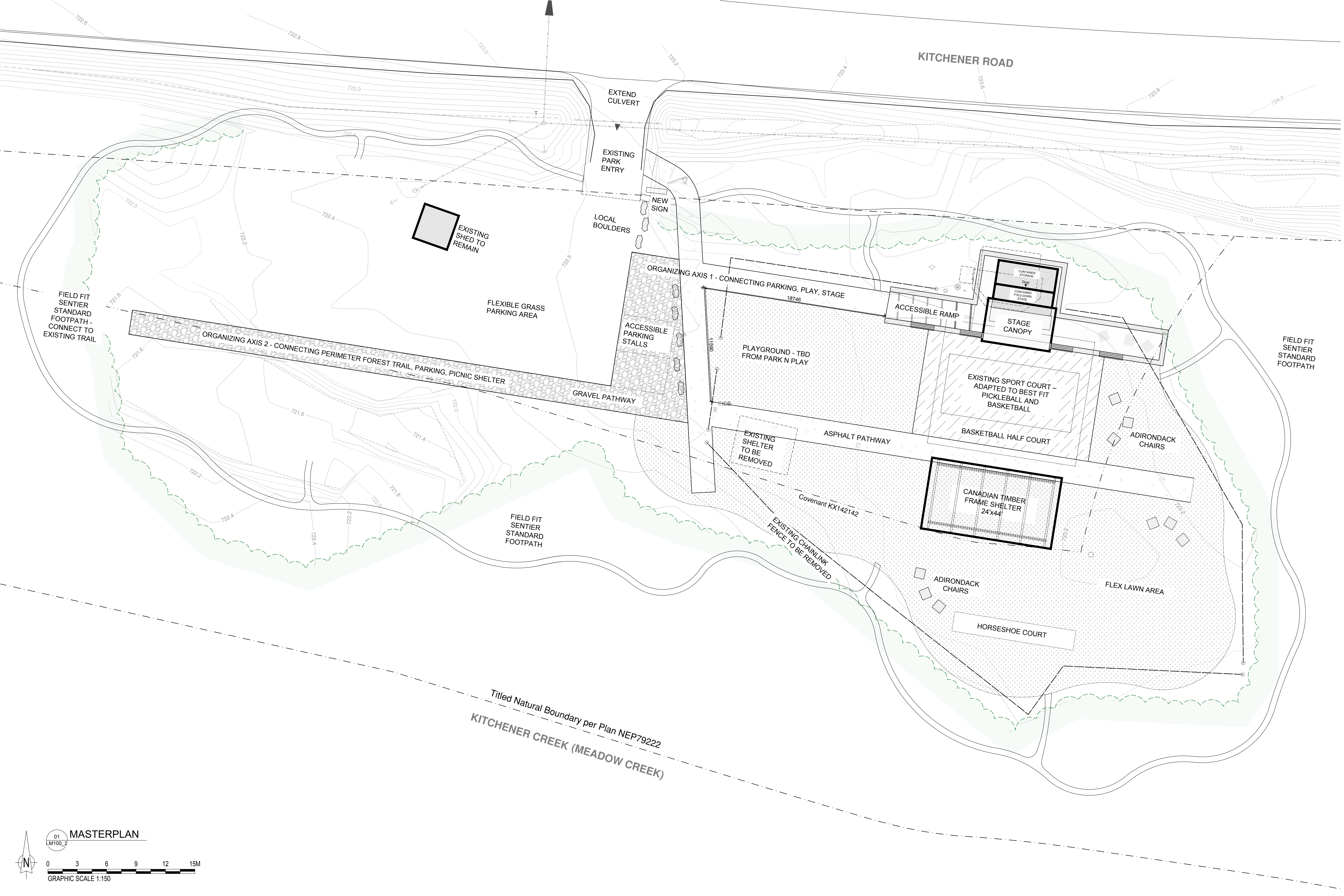
- Subject Property
- Property Lines
- Lake
- Stream
- Rail Line
- Highway
- Road

- Zoning Class**
- Park and Recreation (PR)
 - Railway (RW)
 - Country Residential (R2)
 - Rural Resource (R4)
 - Resource Area (RA)

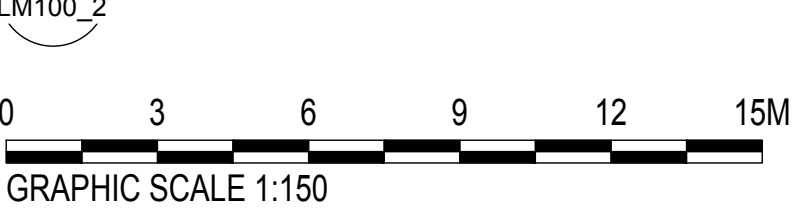


April 30, 2026
PCS: NAD83 UTM Zone11N

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01 MASTERPLAN



KITCHENER
VALLEY
HALL EST
6253 2005







